Corona, CA (Riverside)

REO Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$192,000**
Appraised Value	**$295,000**
Loan-to-Value	**65%**
Protective Equity	**$103,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

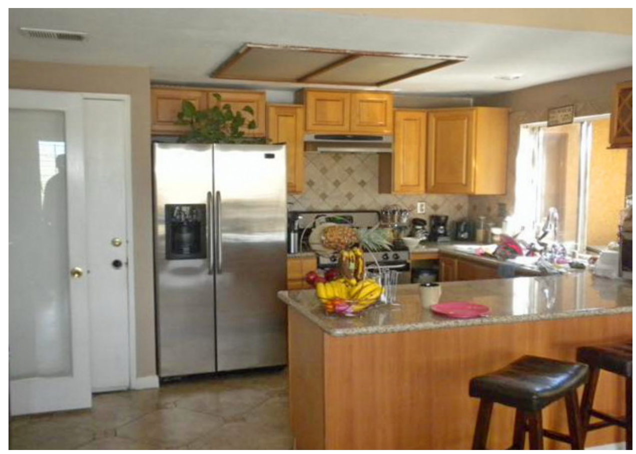
Comments: *Appraisal dated April 1, 2013*

Our borrower is buying this home directly from the bank for $6,000 more than the appraised value. He has good credit and is an experienced landlord who owns several investment properties.

Similar homes rent for about $1,700/month (zillow.com).

The last owner bought the property in 2006 for $460,000.

Per Appraiser: This property offers 1,484 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 3-car garage on a 5,663 sq. ft. lot.



Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$192,000	whole note – scheduled monthly income	$1,706

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.

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