Antioch, CA **(Contra Costa)**

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$228,000**
Appraised Value	**$350,000**
Loan-to-Value	**65%**
Protective Equity	**$122,000**
Investor Yield	**11.00%**
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 15, 2013*

Our borrower is buying this home through an approved short sale transaction for the appraised value.

Similar homes rent for about $2,200/month (zillow.com)

Per Appraiser: This property offers 2,430 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 3-car garage on a 8,460 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$228,000	whole note – scheduled monthly income	$2,117

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.