San Francisco, CA (Oceanview Neighborhood)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$300,000**
Appraised Value	**$550,000**
Loan-to-Value	**70%** *
Protective Equity	**$130,000** *
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $430,000

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

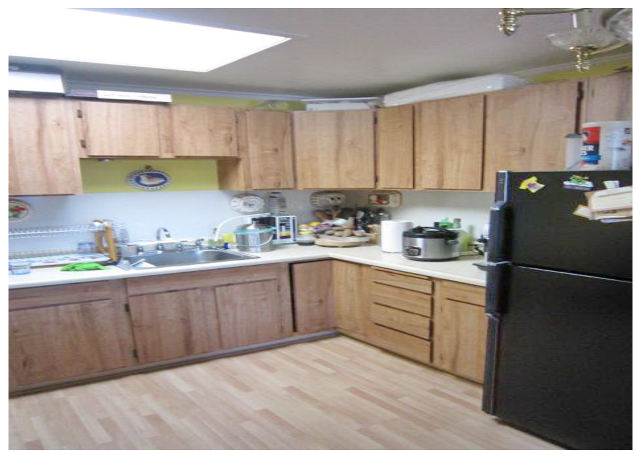
Comments: *Appraisal dated June 19, 2013*

Our borrower is buying home directly through an approved short sale transaction for $120,000 less than the appraised value.
She is a local Realtor with excellent credit and strong cash reserves.

The current owner bought the property in 2007 for $415,000.

Our buyer expects to collect $3,200/month in rent.

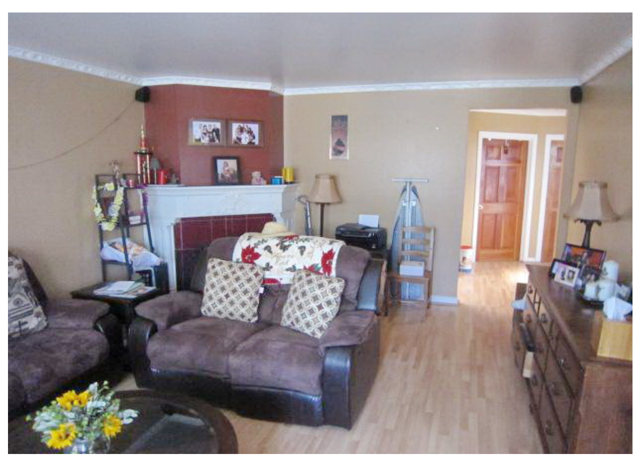
Per Appraiser: This property offers 1,020 sq. ft. of living space featuring 2 bedrooms, 1 baths and a 1-car garage on a 3,125 sq. ft. lot.



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	$888
$300,000	whole note – scheduled monthly income	$2,666



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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