Rancho Cucamonga, CA (San Bernardino)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$748,000**
Appraised Value	**$1,075,000**
Loan-to-Value	**70%** *
Protective Equity	**$321,000** *
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $1,069,000

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

Comments: *Appraisal dated July 22, 2013*

Our borrower is buying this property through an approved short sale transaction for a little less than the appraised value.
He has good credit and is an established small business owner.

The home was built by Toll Brothers in 2004 and is part of a guard gated community. In 2006, the current owner paid $1,550,000.

Similar homes rent for about $5,300/month (Multiple Listing Service)

Per Appraiser: This property offers 5,825 sq. ft. of living space featuring 6 bedrooms, 6 ½ baths and a 4-car garage on a 24,160 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$889
$250,000	partial interest – scheduled monthly income	$2,221
$748,000	whole note – scheduled monthly income	$6,647

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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