Paso Robles, CA **(San Luis Obispo)**

Short Sale Purchase of Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$248,000** *
Appraised Value	**$450,000**
Loan-to-Value	**70%** *
Protective Equity	**$107,000** *
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $355,000

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

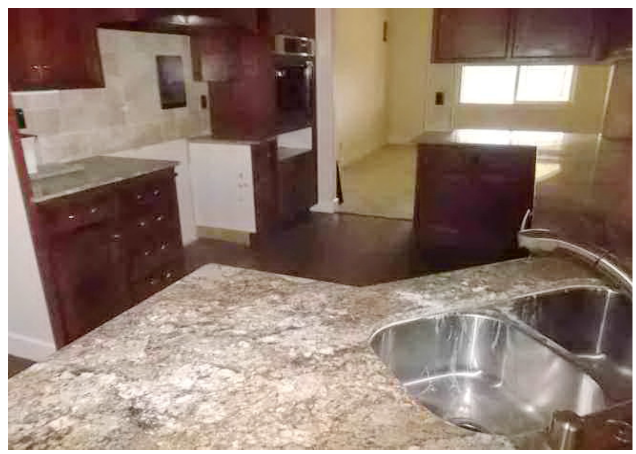
Comments: *Appraisal dated May 6, 2013*

Our borrowers are buying this property through an approved short sale transaction. They have excellent credit and stable employment.

The home is located in Heritage Ranch, a guard gated community at the south shore of Lake Nacimiento which offers private boat slips, equestrian facilities, tennis courts, swimming pool and more.

Similar homes rent for about $2,750/month (zillow.com)

Per Appraiser: This property offers 2,358 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 3-car garage on a 1.05 acre lot. The appraised value is subject to fixing the driveway and upgrading the drainage system. Estimated costs: $48,800



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
$248,000	whole note – scheduled monthly income	$2,204

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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