Corona, CA (Riverside)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$88,000**
Appraised Value	**$155,000**
Loan-to-Value	**65%** *
Protective Equity	**$47,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $135,000

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 home through an approved short sale for $20,000 less than the appraised value. He has stable employment and excellent credit.

The current owner owes $305,000 to his mortgage lenders.

Similar homes rent for about $1,200/month (zillow.com)

Per Appraiser: This property offers 865 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage on a 4,356 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$88,000	whole note – scheduled monthly income	$817

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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