Beaumont, CA (Riverside)

REO Purchase Primary Residence

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$147,000**
Appraised Value	**$220,000**
Loan-to-Value	**70%** *
Protective Equity	**$63,000** *
Investor Yield	**11.00%**
Term	**7 Years** (40 due in 7)

* based on Purchase Price of $210,000

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

Comments: *Appraisal dated July 3, 2013*

Our borrower is buying this property directly from the REO lender for $10,000 less than the appraised value.

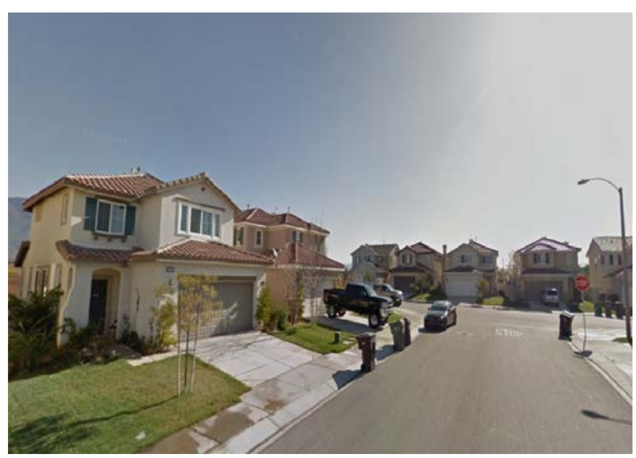
In 2008, the previous owner bought the home from the builder for $249,000

Per Appraiser: This property offers 1,947 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 3,485 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
$147,000	whole note – scheduled monthly income	$1,365



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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