Concord, CA (Contra Costa)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$448,000**
Appraised Value	**$750,000**
Loan-to-Value	**64%** *
Protective Equity	**$252,000** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $700,000

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

Comments: *Appraisal dated August 7, 2013*

Our borrower is buying this home through an approved short sale transaction for $50,000 less than the appraised value.
She has good credit and stable employment.

In 2006, current owner bought the house from the builder for $1,221,000

Similar homes rent for about $4,750/month (zillow.com)

Per Appraiser: This upgraded property offers 3,587 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths and a 3-car garage on a 7,710 sq. ft. corner lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$448,000	whole note – scheduled monthly income	$3,804

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002