Bakersfield, CA (Kern)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$91,000**
Appraised Value	**$130,000**
Loan-to-Value	**70%**
Protective Equity	**$39,000**
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated August 22,2013*

Our borrower is buying this investment property through an approved short sale transaction.

The current owner bought the home in December 2005 for $260,000.

Similar homes rent for about $1,300/month (zillow.com)

Per Appraiser: This property offers 1,159 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,098 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$91,000	whole note – scheduled monthly income	$845

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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