San Lorenzo, CA (Alameda)

Purchase Investment Property

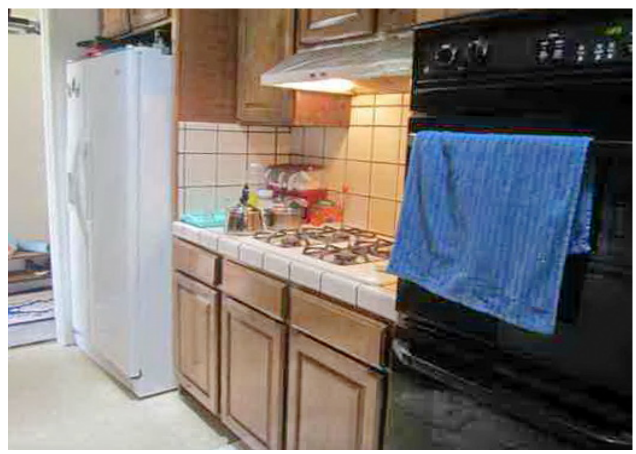
1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$220,000**
Appraised Value	**$360,000**
Loan-to-Value	**69%** *
Protective Equity	**$100,000** *
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $320,000

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



Comments: *Appraisal dated June 19, 2013*

Our borrower is buying this investment property through an approved short sale transaction for $40,000 less than the appraised value. He has good credit, stable employment and a proven track record with Capital Benefit.

The current owner bought the home in 2004 for $505,000.

The property is located about 1 mile inland from the San Francisco Bay. Similar homes rent for about $2,000/month (zillow.com)

Per Appraiser: This property offers 1,108 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,000 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$220,000	whole note – scheduled monthly income	$1,998

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.

CapitalBenefit the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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