Tracy, CA (San Diego)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$234,000**
Appraised Value	**$468,000**
Loan-to-Value	**50%**
Protective Equity	**$234,000**
Investor Yield	**10.30%**
Term	**2 Years** (40 due in 2)

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

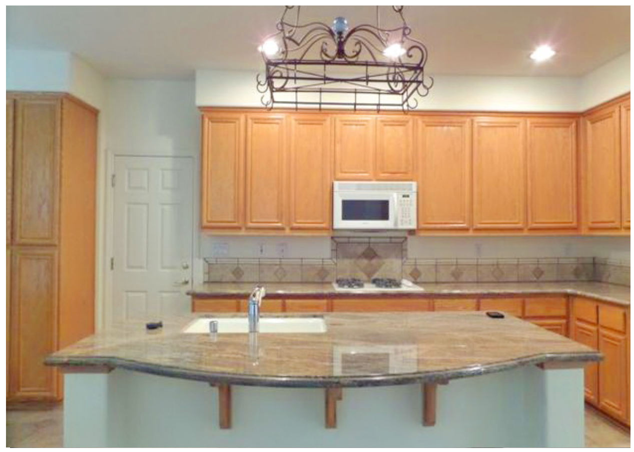
Comments: *Appraisal dated September 10, 2013*

Our borrower is buying this investment property through an approved short sale transaction for the appraised value. He has good credit, stable employment and proven income.

The current owner bought the home in 2001 for $439,000.

Similar homes rent for about $2,000/month (zillow.com)

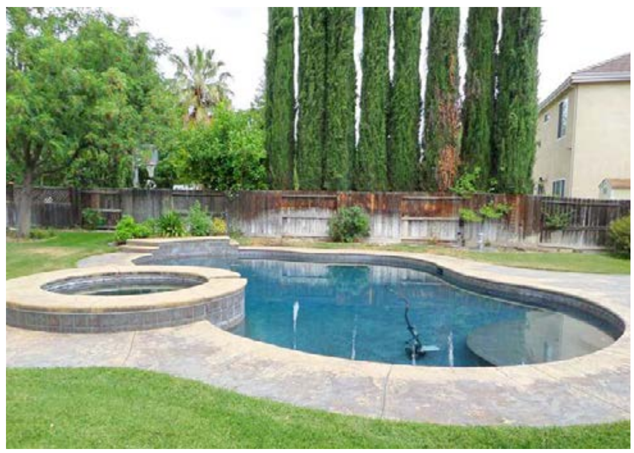
Per Appraiser: This property offers 2,588 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 3-car garage on a 13,939 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$436
$100,000	partial interest – scheduled monthly income	$872
$234,000	whole note – scheduled monthly income	$2,042



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.