Tracy, CA (San Joaquin)

Purchase Investment Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$196,000**
Appraised Value	**$370,000**
Loan-to-Value	**70%** *
Protective Equity	**$84,000** *
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 3)

* based on Purchase Price of $280,000

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

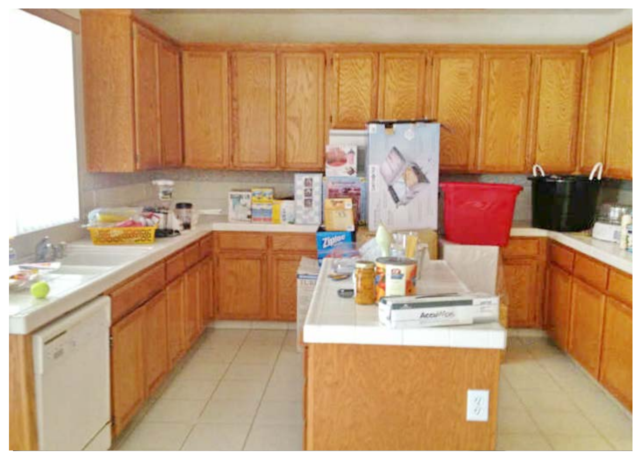
Comments: *Appraisal dated September 18, 2013*

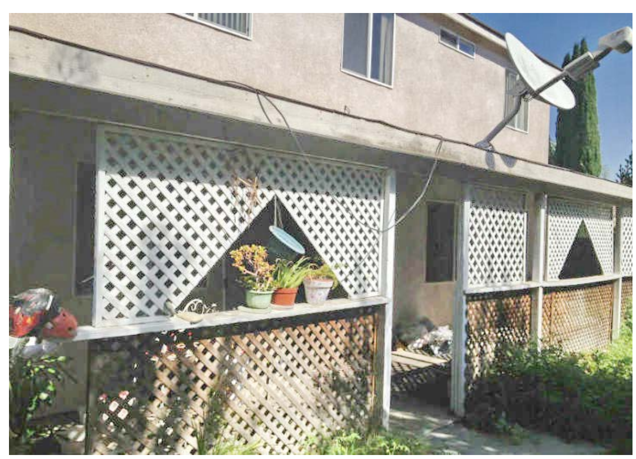
Our borrower is buying this investment property through an approved short sale for $90,000 less than the appraised value. She is a licensed Real Estate salesperson and has a proven track record with Capital Benefit.

The seller had encumbered the property with over $570,000

Similar homes rent for about $1,900/month (zillow.com)

Per Appraiser: This property offers 2,463 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 9,038 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
$196,000	whole note – scheduled monthly income	$1,819

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