Clarksburg, CA (Yolo)

REO Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$125,000**
Appraised Value	**$190,000**
Loan-to-Value	**70%** *
Protective Equity	**$55,000** *
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $180,000

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

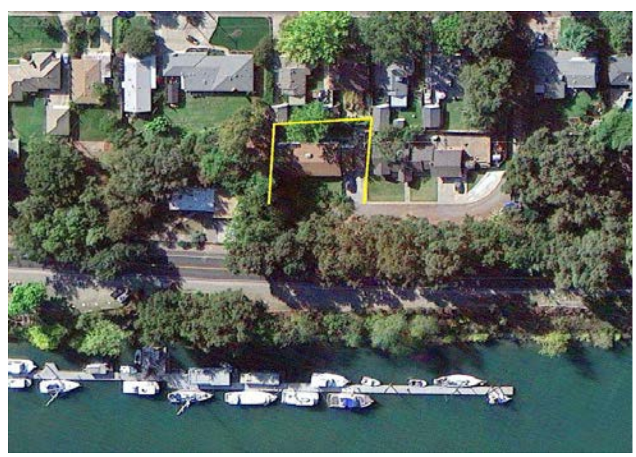
Comments: *Appraisal dated September 14, 2013*

Our borrower is buying this investment property directly for the U.S. Department of Housing and Urban Development for $10,000 less than the appraised value. He is a Realtor with excellent credit and a large portfolio of rental properties.

This property reverted back to the bank in March 2013 for $351,000

Similar homes rent for about $1,600/month (zillow.com)

Per Appraiser: This property offers 1,680 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 11,375 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
$125,000	whole note – scheduled monthly income	$1,160

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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