Downey, CA (Los Angeles)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$315,000**
Appraised Value	**$585,000**
Loan-to-Value	**70%** *
Protective Equity	**$135,000** *
Investor Yield	**10.25%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $450,000

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

Comments: *Appraisal dated May 20, 2014*

Our borrowers are buying this property through an approved short sale transaction for $135,000 less than the appraised value.
They have stable employment, documented income and excellent credit.

The current owner bought the home in 2007 for $715,000.

Similar properties rent for about $3,000/month (zillow.com)

Per Appraiser: This property offers 1,648 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2-car garage on a 7,944 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$869
$315,000	whole note – scheduled monthly income	$2,737

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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