Tracy, CA (San Joaquin)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
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Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$346,500**
Appraised Value	**$515,000**
Loan-to-Value	**70%** *
Protective Equity	**$148,500** *
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $495,000

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

Comments: *Appraisal dated April 11, 2014*

Our borrower is buying this property through an approved short sale transaction for $20,000 less than the appraised value.
He has stable employment, strong credit and already owns two rental properties..

The current owner bought the home from the builder in 2006 for $866,000.

Similar properties rent for about $3,100/month (zillow.com)

Per Appraiser: This property offers 3,714 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 9,491 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$346,500	whole note – scheduled monthly income	$3,079

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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