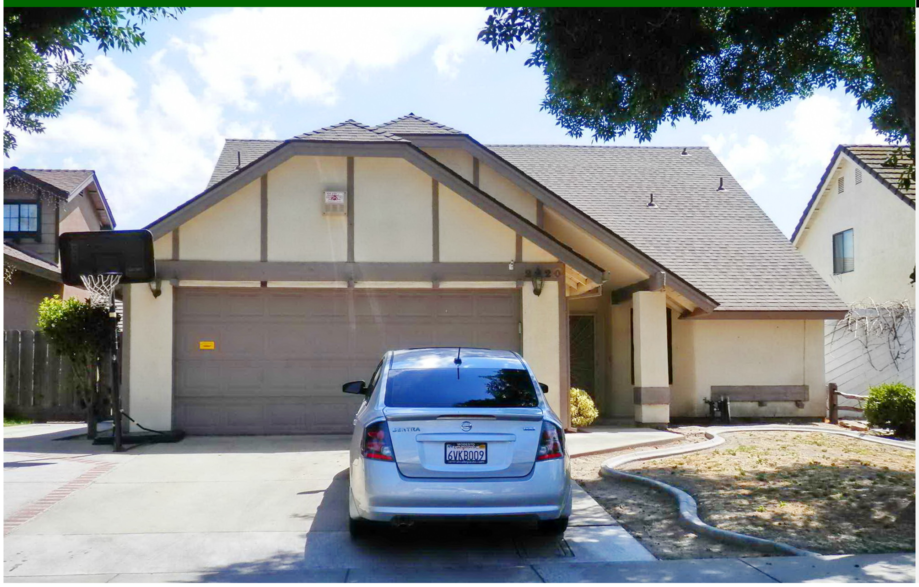
Modesto, CA (Stanislaus)

REO Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$90,000**
Appraised Value	**$225,000**
Loan-to-Value	**40%**
Protective Equity	**$135,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated July 20, 2014*

Our borrower is buying this property directly from the bank for the appraised value.

Previous owner bought the home in 2003 for $279,500.

Similar properties rent for about $1,400/month (zillow.com)

Per Appraiser: This property offers 1,929 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage on a 4,792 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$90,000	whole note – scheduled monthly income	$764

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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