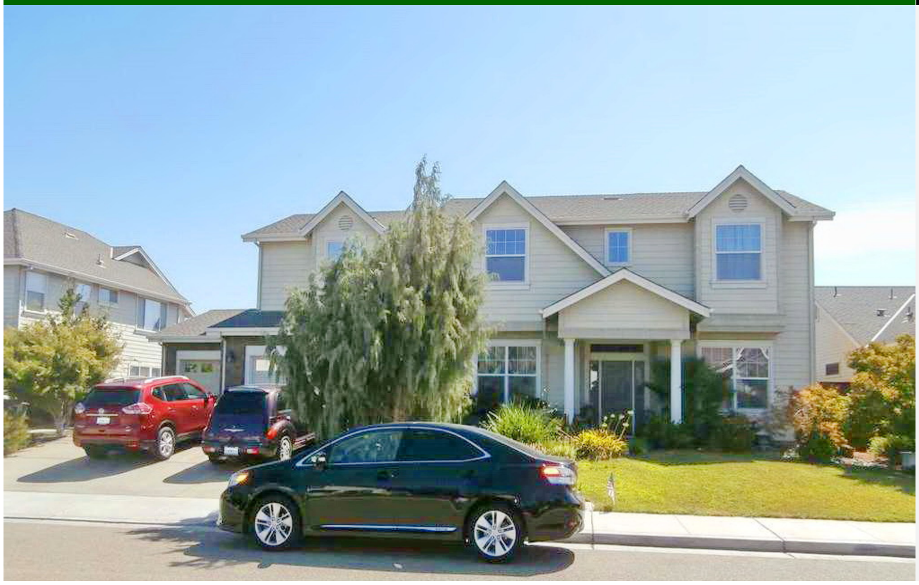
Tracy, CA (San Joaquin)

Short Sale 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	**$360,500**
Appraised Value	**$600,000**
Loan-to-Value	**70%** *
Protective Equity	**$154,500** *
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $515,000

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

Comments: *Appraisal dated August 10, 2014*

Our borrower is buying this property through an approved short sale transaction for $85,000 less than the appraised value.
He has stable employment and good credit.

The current owner bought the home in 2006 for $880,000.

Similar properties rent for about $2,500/month (zillow.com)

Per Appraiser: This property offers 3,759 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 3-car garage on a 12,643 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
$360,500	whole note – scheduled monthly income	$3,132

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.