**Dublin, CA (Alameda)**

## 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 | **$490,000** |
| Appraised Value | **$964,000** |
| Loan-to-Value | **70%** * |
| Protective Equity | **$210,000** * |
| Investor Yield | **10.25%** |
| Term | **2 Years** (40 due in 2) |

* based on Purchase Price of $700,000

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

**Comments:** *Appraisal dated February 19, 2015*

Our borrower is buying this property through an approved short sale transaction for $264,000 less than the appraised value.
He has stable employment and a proven track record with Capital Benefit.

The current owner bought the home in 2006 for $930,000.

Similar properties rent for about $4,100/month (zillow.com)

Per Appraiser: This property offers 2,565 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 4,444 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 |
| $490,000 | whole note – scheduled monthly income | $4,257 |

**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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