Fallbrook, CA (San Diego)

Short Sale Purchase of Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$302,000**
Appraised Value	**$445,000**
Loan-to-Value	**70%** *
Protective Equity	**$130,000** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $432,000

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

Comments: *Appraisal dated October 10, 2015*

Our borrower is buying this property through an approved short sale transaction for $13,000 less than the appraised value.
He is a construction company superintendent and plans to remodel the property.

The current owner encumbered the property with more than $616,000.

Fallbrook is an upscale community of large homes on large parcels, located about 10 miles northeast of Oceanside.

Per Appraiser: This property offers 1,952 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on 2.58 acres.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$302,000	whole note – scheduled monthly income	$2,564

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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