

Novato, CA (Marin)
Hilltop Estate with Bay Views

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Second Home
Loan Amount	\$687,500
Appraised Value	\$1,250,000
LTV	55%
Protective Equity	\$562,500
Investor Yield	10.25%
Term	3 Years (40 due in 3)

Fund directly into insuring Title Company
Your vesting on note and deed of trust

Comments: *Appraisal July 12, 2011*

In 2006, the previous owner was able to obtain \$3.4M in mortgages against the property – it is now bank-owned. This 1998 Designer Showcase home has been neglected over the years and requires significant remodeling.

Our borrower lives in Canada but has business interests in the Bay Area and is buying this property as her second home. She is committed to restoring the property to its former glory.

Per Appraiser: This property includes

- a 4,890 sq. ft. 3-story main residence with 5 bedrooms, 4 baths
- a 1,150 sq. ft. guest house
- stables, riding ring and
- a 3 car garage on a 12.89 acre private view lot.



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

Examples of investor returns —

\$250,000	partial interest – scheduled monthly income	\$2,172
\$500,000	partial interest – scheduled monthly income	\$4,344
\$687,500	whole note – scheduled monthly income	\$5,973

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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