Fresno, CA (Fresno)

New Home Purchase Direct From Builder

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$90,000**
Appraised Value	**$151,000**
Loan-to-Value	**60%**
Protective Equity	**$61,000**
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated September 23, 2011*

Our borrower is buying this brand new home directly from the builder with a 40% cash down payment and has as excellent middle FICO score of 793.

The development is featured on Beazer Homes website.
Beazer states the new development features 100% ENERGY STAR® homes which are located within the fast growing area of Southeast Fresno adjacent to the Sunnyside and Village Green Country Clubs.

Similar homes rent for about $1,200/month (realtor.com)

Per Appraiser: This property offers 1,536 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2 car garage on a 6,624 sq. ft. lot. Features include upgraded wood cabinets and granite countertops.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$504
$90,000	whole note – scheduled monthly income	$971

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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