Gilroy, CA (Santa Clara)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$304,500**
Purchase Price	**$440,000**
Loan-to-Value	**70%** *
Protective Equity	**$110,500** *
Investor Yield	**12.50%**
Term	**3 Years** (40 due in 3)

* based on Appraised Value of $435,000

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

Comments: *Appraisal dated October 11, 2011*

Our borrower is a Silicon Valley hardware engineer with strong income.

The previous owner - who lost the home in foreclosure - purchased the property in 2004 for $624,000.

Similar homes rent for about $2,900/month (realtor.com).

Per Appraiser: This newly updated property offers 2,047 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2 car garage on a 6,098 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$524
$100,000	partial interest – scheduled monthly income	$1,049
$304,500	whole note – scheduled monthly income	$3,194

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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