Porterville, CA (Tulare)

Purchase Loan with 42% Down

1st Trust Deed Investment

CapitalBenefit trustd™ investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$132,000**
Appraised Value	**$247,000**
Loan-to-Value	**58% ***
Protective Equity	**$96,900 ***
Investor Yield	**12.50%**
Term	**7 Years** (40 due in 7)

*** based on a purchase price of $228,900**

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

Comments: *Appraisal dated October 7, 2011*

Our borrowers are buying this large corner lot pool home directly from Fannie Mae with a 42% cash down payment. The purchase price is $18,000 below appraised value. The property is located in the Williams Ranch subdivision and is known for its upscale homes in the Porterville area. The property last sold new from the builder in 2003.

Per Appraiser: The property features 3,069 square feet of living space featuring 5 bedrooms, 3 baths, in-ground pool and a tandem 3 car attached garage on a 7,297 square foot lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$524
$132,000	whole note – scheduled monthly income	$1,384

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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