

Pismo Beach, CA (San Luis Obispo)

Purchase of Rental Duplex

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Duplex
Occupancy	Non-Owner
Loan Amount	\$300,000
Appraised Value	\$500,000
Loan-to-Value	60%
Protective Equity	\$200,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 19, 2011

Our borrower owns 11 apartment units and 6 rental homes and has refinanced another free and clear rental property for the down payment on this subject property. She is a 40 year property management professional with a middle FICO of 814. The purchase transaction will be a 1031 exchange. The subject property is located in downtown Pismo Beach, one block from the beach.

Per Appraiser: The subject property consists of two detached homes: unit #1 offers 1,112 sq. ft. of living space featuring 2 bedrooms, 1 bath with a two car garage and a storage area, unit #2 offers 674 sq. ft. of living space featuring 1 bedroom, 1 bath and an open parking area. The appraiser estimates monthly rental income of \$2,550 per month.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$300,000	whole note – scheduled monthly income	\$2,665

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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