

Salinas, CA (Monterey)

Purchase of Home with large Guest Quarters

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



| | |
|-------------------|-----------------------|
| Property Type | Single Family |
| Occupancy | Non-Owner |
| Loan Amount | \$390,000 |
| Appraised Value | \$650,000 |
| Loan-to-Value | 60% |
| Protective Equity | \$260,000 |
| Investor Yield | 10.50% |
| Term | 2 Years (40 due in 2) |

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

Comments: *Appraisal dated January 26, 2012*

Our borrowers have long-term employment and earn substantial salaries. They are buying this residence as a rental/investment property and are expecting to collect \$4,000/month.

The last standard sale was in November 2004 for \$1,150,000.

Per Appraiser: The property is located in the gated community of Country Meadows on a 1.16 acre lot and features a main home offering 3 bedrooms and 2 ½ baths and a guest house with 2 bedrooms and 2 baths. Total living space is 4,350 sq. ft.

Click here for a [Virtual Tour of the property](#)

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$100,000 | partial interest – scheduled monthly income | \$889 |
| \$250,000 | partial interest – scheduled monthly income | \$2,221 |
| \$390,000 | whole note – scheduled monthly income | \$3,465 |

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.

