Salinas, CA **(Monterey)**

Refinance of Rental Property

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$179,000**
Appraised Value	**$276,500**
Loan-to-Value	**65%**
Protective Equity	**$97,500**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated March 14, 2012*

Our borrower is a California LLC with a licensed Real Estate Broker as its sole member. The company recently purchased the property all cash and then spent an additional $37,000 on an extensive rehab. The property now features new appliances, paint, carpet, wood floors, doors, hardware, trim, bath, tub and shower, landscaping and garage door.

The property is intended to be a rental property with the borrower now deciding among the final candidates for the $2,050/ month lease.
Loan proceeds will be used to acquire another investment property.

Per Appraiser: The property features 1,712 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2 car garage on a 5,515 sq. ft. lot.

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

Examples of investor returns -

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$179,000	whole note – scheduled monthly income	$1,661

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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