

Plymouth, CA (Amador)

Purchase Home with Acreage at very low LTV

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$173,000
Appraised Value	\$600,000
Loan-to-Value	29%
Protective Equity	\$427,000
Investor Yield	10.00%
Term	7 Years (40 due in 7)

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

Comments: Appraisal dated March 16 , 2012

Our borrowers are putting \$427,000 cash down to buy this home directly from the bank. Overlooking beautiful grazing land, private lake and gunite koi pond, the property also includes a pool with a multi stream waterfall, tiered patio surrounded by oak trees, detached 4 car garage with a 1000+ sq. ft. bonus room. The property consists of 2 parcels. The main house sits on 40 acres.

The subject was encumbered with a \$1,000,000 loan in March 2006 and foreclosed by the bank in August 2011, listed for \$799,000, subsequently reduced to \$699,000 and is now under contract for \$600,000.

Per Appraiser: This property offers 2,861 sq. ft. of living space featuring 4 bedrooms, 3 baths, an attached 2 car garage, detached 30' x 90' garage/workshop with bonus room and 16' x 38' pole barn on 171.49 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$424
\$100,000	partial interest – scheduled monthly income	\$848
\$173,000	whole note – scheduled monthly income	\$1,469

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.



CapitalBenefit
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