

**Mountain House, CA (San Joaquin)**  
**Purchase Rental Home with 52% down**  
**1<sup>st</sup> Trust Deed Investment**

**CapitalBenefit**  
**trustd™ investment**  
**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Loan Amount	<b>\$170,000</b>
Appraised Value	<b>\$350,000</b>
Loan-to-Value	<b>48%</b>
Protective Equity	<b>\$180,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated March 15, 2012*

Our borrowers are using a substantial downpayment to purchase this investment property.

Similar homes rent for about \$2,200/month (realtor.com).

Per Appraiser: This 7-year old property offers 2,717 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3 car garage on a 6,534 sq. ft. lot.

**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	\$849
\$170,000	whole note – scheduled monthly income	\$1,443

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.

