Chowchilla, CA (Madera)

6 Unit Apartment Building

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Multi Family**
Occupancy	**Non-Owner**
Loan Amount	**$95,000**
Appraised Value	**$160,000**
Loan-to-Value	**59%**
Protective Equity	**$65,000**
Investor Yield	**12.00%**
Term	**5 Years** (40 due in 5)

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

Comments: *Appraisal dated March 12, 2012*

Our borrower will use the loan proceeds to make a balloon payments on her current first and second mortgages.

The property generates $2,775/month in rental income.

Per Appraiser: This property consists of 6 units: 5 offer 700 sq. ft. of living space featuring 2 bedrooms and 1 bath. 1 unit offers 560 sq. ft. of living space featuring 1 bedroom and 1 bath. The lot size is 27,918 sq. ft.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$252
$50,000	partial interest – scheduled monthly income	$504
$95,000	whole note – scheduled monthly income	$958

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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