Mountain House, CA **(San Joaquin)**

Purchase Income Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$240,000**
Appraised Value	**$370,000**
Loan-to-Value	**65%**
Protective Equity	**$130,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated March 19, 2012*

Our borrower is buying this 4 year old home as an income property. Similar homes rent for about $2,500/month.

The builder sold this home in July 2007 for $683,000.

Per Appraiser: This property offers 2,939 sq. ft. of living space featuring 4 bedrooms, 3 baths, a pool and a 3 car garage on a 6,096 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$888
$240,000	whole note – scheduled monthly income	$2,133

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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