

Sacramento, CA

Purchase Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$105,000
Appraised Value	\$150,000
Loan-to-Value	70%
Protective Equity	\$45,000
Investor Yield	12.00%
Term	2 Years (40 due in 2)

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

**Comments:** Appraisal dated April 17, 2012

Our borrower is buying this recently rehabbed home as an income property.

Similar properties rent for about \$1,300/month (realtor.com).

The home last sold on a regular sale in April 2005 for \$365,000.

Per Appraiser: This property offers 1,673 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool and a 2 car garage on a 6,970 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$105,000	whole note – scheduled monthly income	\$1,059

**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.



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