

Pacific Grove (Monterey)

Purchase of Beach Town Cottage

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$160,000
Appraised Value	\$252,000
Loan-to-Value	65% *
Protective Equity	\$86,000 *
Investor Yield	10.25%
Term	2 Years (40 due in 2)

* Based on a purchase price of \$246,000

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

Comments: Appraisal dated June 22, 2012

Our borrowers are experienced Real Estate investors and successful local Realtors. They have an extensive history of acquiring and rehabbing local properties for their investment portfolio and are purchasing the property in the name of their respective LLC's.

Our borrowers have planned and budgeted for \$70,600 in upgrades and repairs to the property including the addition of a 2nd bathroom.

After improvements the projected market rent for the property will be \$2,250 and the increased value of the property is projected to be \$425,000. The home is located in the desirable community of Pacific Grove, adjacent to 17-mile drive, Pebble Beach and Cannery Row.

Per Appraiser: The property currently offers 1,022 sq. ft. of living space featuring 3 bedrooms and 1 bath on a 4,500 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$868
\$160,000	whole note – scheduled monthly income	\$1,390

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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