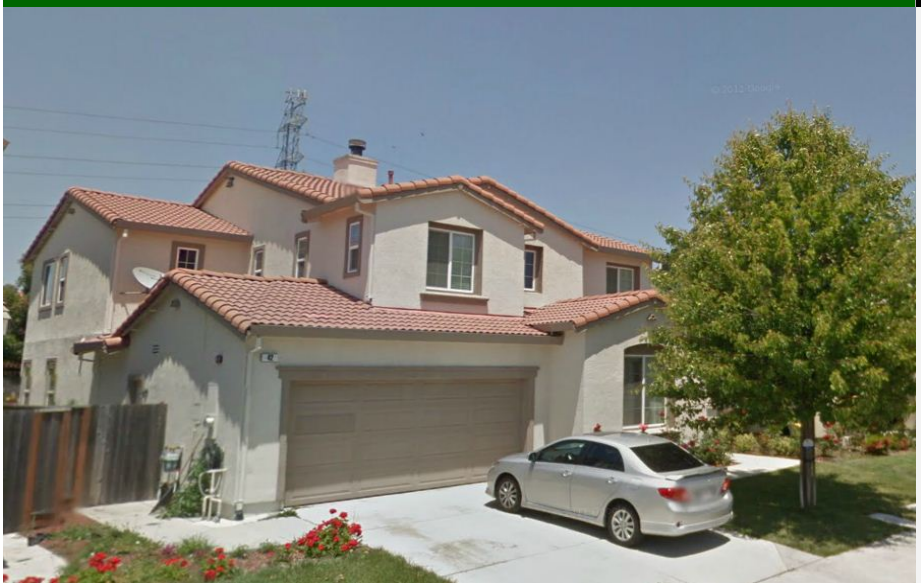
American Canyon, CA (Napa)

Purchase Residence with $150,000 down

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$184,000**
Appraised Value	**$335,000**
Loan-to-Value	**55%**
Protective Equity	**$151,000**
Investor Yield	**10.375%**
Term	**7 Years** (40 due in 7)

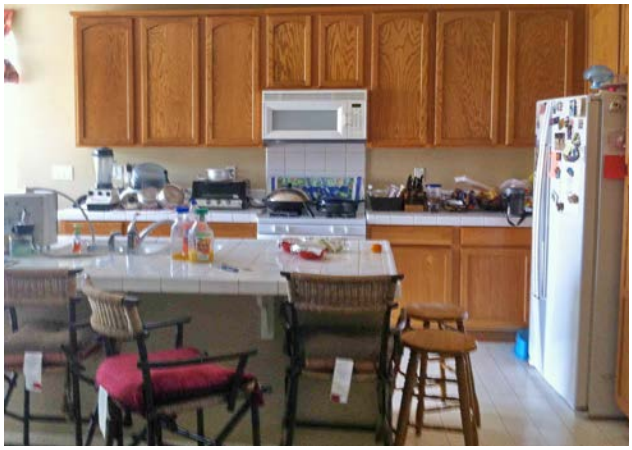
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated May 2, 2012*

Our borrowers have substantial, verified income and assets and are purchasing this home on an approved Short Sale transaction.

The current owner bought this home from the builder for $577,000.

Per Appraiser: This 7-year old property offers 3,021 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3 car garage on a 5,227 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$439
$100,000	partial interest – scheduled monthly income	$878
$184,000	whole note – scheduled monthly income	$1,617

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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