

San Juan Bautista, CA (San Benito)

Purchase Large Estate with \$400,000 down

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$700,000
Appraised Value	\$1,080,000
Loan-to-Value	65%
Protective Equity	\$380,000
Investor Yield	10.00%
Term	7 Years (40 due in 7)

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

Comments: Appraisal dated 6/16/2012

Our borrower is a retired judge who is buying this large estate with her husband and relocating from Florida. They derive significant passive income from a large portfolio of commercial real estate.

Follow this link for a [YouTube Video of the Property](#)

Per Listing Agent: This property was built in 1988 and includes a 4,780 sq. ft. main house, guest quarters, custom barbeque area, 1,800 sq. ft. workshop, barn, pool house and lighted sports/tennis courts on 23.76 acres.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$849
\$250,000	partial interest – scheduled monthly income	\$2,123
\$700,000	whole note – scheduled monthly income	\$5,944

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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