Reedley, CA (Fresno)

Purchase Rental Property on 19 Acres

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$90,000**
Appraised Value	**$201,500**
Loan-to-Value	**46%** *
Protective Equity	**$105,000** *
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

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

*** Based on a purchase price of $195,000**

Comments: *Appraisal dated 3/16/2012*

Our borrower is buying this home on an approved short sale just below the appraised value. The property consists of one 19 Acre parcel.

The current owners had utilized the acreage as a vineyard and encumbered the property with a $393,750 loan.

The borrower plans to improve and rent the property.
The appraiser puts the market rent at $1,350/month.

Reedley is a bedroom community of Fresno located 10 miles to the Southeast.

Per Appraiser: This property was built in 2006 and offers 2,320 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2 car garage on a 19.51 acre lot.

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

Examples of investor returns —

$30,000	partial interest – scheduled monthly income	$290
$90,000	whole note – scheduled monthly income	$871

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.