Dublin, CA (Alameda)

Purchase Rental Property with $675,000 down

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$800,000**
Appraised Value	**$1,475,000**
Loan-to-Value	**54%**
Protective Equity	**$675,000**
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated July 7, 2012*

Our borrowers are buying this home as an investment property.
They have substantial, proven assets, good credit and stable employment.

The home is part of the guard-gated community of Dublin Ranch developed by Toll Brothers in 2004.

Per Appraiser: This 8-year old property offers 5,228 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths and a 4-car garage on a 15,210 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$869
$250,000	partial interest – scheduled monthly income	$2,172
$800,000	whole note – scheduled monthly income	$6,950

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002