Brentwood, CA (Contra Costa)

Refinance of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$102,000**
Appraised Value	**$158,000**
Loan-to-Value	**65%**
Protective Equity	**$56,000**
Investor Yield	**10.75%**
Term	**5 Years** (40 due in 5)

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

Comments: *Appraisal dated August 9, 2012*

Our borrower is a professional real estate investor with a portfolio of 24 rental properties, many owned free and clear. He shows good credit with a middle score of 707.

The property has been fully rehabbed and rented with the current tenant paying $1,595 /month. The borrower is raising capital to pay off an existing private loan and finance additional acquisitions.

The appraiser confirms that the subject appears to be well updated and maintained.

Per Appraiser: The property offers 1,090 sq. ft. of living space featuring 3 bedrooms, 1 bath with a one car attached garage on a 5,501 sq. ft. lot.

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

Examples of investor returns —

$30,000	partial interest – scheduled monthly income	$272
$50,000	partial interest – scheduled monthly income	$454
$102,000	whole note – scheduled monthly income	$926

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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