Anderson, CA (Shasta)

Purchase Income Property on 20 Acres

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$318,000**
Appraised Value	**$490,000**
Loan-to-Value	**65%**
Protective Equity	**$172,000**
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

Comments: *Appraisal dated August 13, 2012*

Our borrowers are buying this property through a standard sale and are expecting to generate $4,500/month in total income from rents and leases.

They own another property in Fremont in which they have significant equity. The plan is to list and sell that home and pay off our loan with the proceeds within 12 – 18 months.

Per Appraiser: The highly upgraded main house offers 2,880 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, pool and a 4-car garage.

Other property features include a 2,240 sq. ft. shop, pond, 3 animal shelters and a 852 sq. ft. mobile home with 2 bedrooms and 1 ½ baths.
The lot size is 20.29 acres.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$318,000	whole note – scheduled monthly income	$3,079

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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