Concord, CA (Contra Costa)

Purchase Primary Residence

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$214,000**
Appraised Value	**$330,000**
Loan-to-Value	**65%** *
Protective Equity	**$115,000** *
Investor Yield	**10.50%**
Term	**7 Years** (40 due in 7)

* based on purchase price of $329,000

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

Comments: *Appraisal dated August 4, 2012*

Our borrowers are purchasing this property through a standard sale.
Per appraiser, the property was bought by the seller in August 1974.

Our borrowers have strong, documented income.

The property is located in the Clayton Valley Highlands neighborhood.

Per Appraiser: The property offers 1,581 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2 car garage on a 7,350 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$888
$214,000	whole note – scheduled monthly income	$1,901

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.