

Tracy, CA (San Joaquin)  
Purchase Rental Property  
1<sup>st</sup> Trust Deed Investment



**Capital Benefit**  
the greener money™

## Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Non-Owner             |
| Loan Amount       | \$120,000             |
| Appraised Value   | \$185,000             |
| Loan-to-Value     | 65%                   |
| Protective Equity | \$65,000              |
| Investor Yield    | 10.50%                |
| 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 31, 2012

Our borrower is a licensed Real Estate Salesperson who is buying this 7-year old home through an approved short sale.

Similar homes rent for about \$1,800/month (zillow.com)

The current owner bought the home from the builder in 2006 for \$489,000 !

Per Appraiser: This property offers 1,801 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 3,485 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest — scheduled monthly income | \$444   |
| \$120,000 | whole note — scheduled monthly income       | \$1,066 |

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.



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