

San Ramon, CA (Contra Costa)

Purchase Investment with \$795,000 down

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$810,000
Appraised Value	\$1,350,000
Loan-to-Value	60% *
Protective Equity	\$540,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* Purchase price is \$1,605,000, numbers are based on the lower appraised value of \$1,350,000

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

Comments: *Appraisal dated September 24, 2012*

Our borrower is buying this 5.01 acre custom estate through a regular sale transaction from the current owners.

The property was listed for \$1,595,000, and our borrower is purchasing for \$1,605,000. She has excellent credit, sizeable network including substantial cash reserves and is putting \$795,000 down.

The property will be an investment property for with plans to improve and sell when the market improves and keep for as a rental until then. The property features a four-stall barn, riding arena and cross pasture fencing.

Per Appraiser: The property offers 2,835 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5.01 acre lot.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$889
\$250,000	partial interest – scheduled monthly income	\$2,221
\$810,000	whole note – scheduled monthly income	\$7,197

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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