

Elk Grove, CA (Sacramento)
Purchase Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$245,000
Appraised Value	\$355,000
Loan-to-Value	70% *
Protective Equity	\$105,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$350,000

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

Comments: Appraisal dated November 8, 2012

Our borrower is buying this home as an investment property. She has good credit and long-time employment at the University of California in Davis.

The home is located in the Laguna West neighborhood of Elk Grove.

Similar homes rent for about \$2,400/month (source: zillow.com)

Per Appraiser: This property offers 2,588 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool and a 3-car garage on a 10,995 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$245,000	whole note – scheduled monthly income	\$2,274

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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