Patterson, CA (Stanislaus)

Purchase Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$115,000**
Appraised Value	**$166,000**
Loan-to-Value	**69%**
Protective Equity	**$51,000**
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 December 24, 2012*

Our borrower is buying this eight year-old home as an investment. She has stable employment and strong, proven income.

Similar homes rent for about $1,500/month (zillow.com).

The last standard sale was in January 2007 for $410,000.

Per Appraiser: This property offers 2,268 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 6,001 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$115,000	whole note – scheduled monthly income	$1,114

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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