

Hollister, CA (San Benito)
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	\$350,000
Loan-to-Value	70%
Protective Equity	\$105,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated February 26, 2013*

Our borrower is buying this home through a standard sale transaction for the appraised value.

Similar homes rent for about \$3,500/month.

Per Appraiser: This property offers 2,903 sq. ft. of living space featuring 2 bedrooms, 3 baths and a 2-car garage on a 9,361 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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