

Healdsburg, CA (Sonoma)

Purchase Rental Property with \$250,000 down

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$330,000
Appraised Value	\$560,000
Loan-to-Value	59%
Protective Equity	\$230,000
Investor Yield	10.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated March 18, 2013*

Our borrower is buying this investment property through a standard sale transaction. She is paying \$20,000 more than the appraised value.

Borrower expects to secure a tenant at \$4,000/month.

Per Appraiser: This property offers 2,082 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage on a 6,970 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$868
\$330,000	whole note – scheduled monthly income	\$2,867

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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