Patterson, CA (Stanislaus)

Purchase of Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$167,000**
Appraised Value	**$238,000**
Loan-to-Value	**70%**
Protective Equity	**$71,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated March 13, 2012*

Our borrower is buying this rental property for $2,000 more than the appraised value.

Similar homes rent for about $1,750/month (zillow.com)

In 2005, the original owner had bought the property for $580,000

Per Appraiser: This 8-year old property offers 2,890 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 3-car garage on a 9,915 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
$167,000	whole note – scheduled monthly income	$1,550

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.