Placerville, CA (El Dorado)

Purchase Investment Property on 6.3 Acres

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$358,000**
Appraised Value	**$519,000**
Loan-to-Value	**69%**
Protective Equity	**$161,000**
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 borrowers are buying this home through a standard sale for the appraised value. They have strong income, cash reserves and good credit.

Borrowers expect to earn $4,000/month in rental income.

Per Appraiser: This property offers 2,840 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool and a 3-car garage on a 6.3 acre 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
$358,000	whole note – scheduled monthly income	$3,323

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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