Elk Grove, CA (Sacramento)

Purchase Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$178,000**
Appraised Value	**$273,000**
Loan-to-Value	**65%**
Protective Equity	**$95,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated January 7, 2013*

Our borrowers are buying this property through a standard sale transaction for $2,000 more than the appraised value. They own their home nearby and have stable employment.

Similar homes rent for about $2,150/month (zillow.com).
In 2005, this home sold for $445,000.

Per Appraiser: This property offers 2,524 sq. ft. of living space featuring 6 bedrooms and 3 baths on a 7,332 sq. ft. lot. The garage was legally converted into additional bedrooms.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$178,000	whole note – scheduled monthly income	$1,582

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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