Patterson, CA **(Stanislaus)**

Purchase Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$168,000**
Appraised Value	**$240,000**
Loan-to-Value	**70%**
Protective Equity	**$72,000**
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 March 30, 2013*

Our borrower is buying this property for $43,000 more than the appraised value through a standard sale transaction.

Similar homes rent for about $1,900/month (zillow.com)

The original owner bought the home from the builder in 2004 for $519,000.

Per Appraiser: This property offers 3,550 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths and a 2-car garage on a 6,300 sq. ft. lot.

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
$168,000	whole note – scheduled monthly income	$1,493

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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