

Gilroy, CA (Santa Clara)

Short Sale Purchase on 72 acres

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$700,000
Appraised Value	\$1,075,000
Loan-to-Value	65%
Protective Equity	\$375,000
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 May 3, 2013*

Our borrowers are buying this large property consisting of two parcels (outlined in yellow) through an approved short sale transaction for the appraised value. They have excellent credit and stable employment.

They plan to generate income as follows: rent out the main home for \$5,150/month, rent out the 8-horse stable at \$300/month per horse, and lease the second parcel out for grazing at \$3,000/month. Borrowers already own the adjoining 38 acre lot (outlined in green) which is leased out for grazing at \$2,000/month.

Per Appraiser: This recently remodeled property offers 3,367 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool, spa, 3-car garage and several outbuildings and barns on 72.16 acres.



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	\$888
\$700,000	whole note – scheduled monthly income	\$6,220

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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