Discovery Bay, CA (Contra Costa)

Purchase Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$318,000**
Appraised Value	**$454,900**
Loan-to-Value	**70%**
Protective Equity	**$136,900**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated July 3, 2013*

Our borrowers are buying this property through a standard sale transaction for $32,600 more than the appraised value.

The home is part of the gated community "The Lakes".
In August 2005, the builder sold the property for $689,000.

Similar homes rent for about $2,700/month (zillow.com)

Per Appraiser: This property offers 3,729 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool and 3-car garage on a 7,954 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	$888
$318,000	whole note – scheduled monthly income	$2,825

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.

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