Patterson, CA (Stanislaus)

Purchase Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$210,000**
Appraised Value	**$300,000**
Loan-to-Value	**70%**
Protective Equity	**$90,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated August 29, 2013*

Our borrowers are buying this investment property through a standard sale transaction for the appraised value.

In 2006, the original owner bought the home from the builder for $550,000

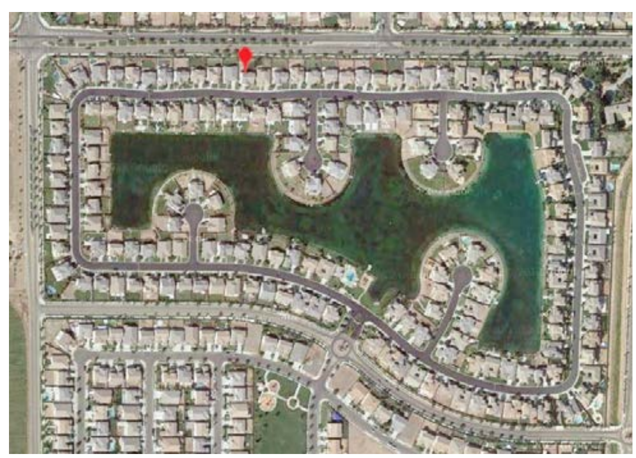
Similar homes rent for about $2,000/month (zillow.com)

Per Appraiser: This property offers 3,123 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 7,923 sq. ft. 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
$210,000	whole note – scheduled monthly income	$1,949



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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