Sacramento, CA

Purchase Rental Property

1st Trust Deed Investment

Capital Benefit — the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$280,000**
Appraised Value	**$400,000**
Loan-to-Value	**70%**
Protective Equity	**$120,000**
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 August 16,2013*

Our borrower is buying this investment property through a standard sale transaction. She has good credit and stable employment.

The current owner bought the home in March 2011 for $340,000.

Similar homes rent for about $2,600/month (zillow.com)

Per Appraiser: This property offers 3,434 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 3-car garage on a 10,036 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
$280,000	whole note – scheduled monthly income	$2,488

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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