Concord, CA (Contra Costa)

Purchase Investment Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**	
Occupancy	**Non-Owner**	
Loan Amount	**$157,000**	
Appraised Value	**$295,000**	
Loan-to-Value	**70%**	*
Protective Equity	**$68,000**	*
Investor Yield	**11.00%**	
Term	**2 Years** (40 due in 3)	

* based on Purchase Price of $225,000

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

Comments: *Appraisal dated November 15, 2013*

Our borrower is buying this property through a standard sale transaction for $70,000 below the appraised value. The home has deferred maintenance, and she plans to remodel it to maximize rental income.
She has excellent credit and stable employment.

Similar homes rent for about $1,500/month (zillow.com)

Per Appraiser: This property offers 1,014 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 1-car garage on a 5,561 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
$157,000	whole note – scheduled monthly income	$1,457

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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