

San Juan Bautista, CA (San Benito)

Purchase Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$410,000
Appraised Value	\$585,000
Loan-to-Value	70%
Protective Equity	\$175,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated November 26, 2013*

Our borrowers are buying this investment property through a standard sale transaction for the appraised value. They have good credit and stable employment.

Borrowers expect to generate \$3,500/month in rental income.

Per Appraiser: This property offers 2,890 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3-car garage on a 18,901 sq. ft. view 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
\$410,000	whole note – scheduled monthly income	\$3,806

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**](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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