

**Sacramento, CA**

**Purchase Rental Property**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$84,000</b>              |
| Appraised Value   | <b>\$150,000</b>             |
| Loan-to-Value     | <b>60%</b> *                 |
| Protective Equity | <b>\$56,000</b> *            |
| Investor Yield    | <b>11.00%</b>                |
| Term              | <b>2 Years</b> (40 due in 2) |

\* based on Purchase Price of \$140,000

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

### **Comments:** *Appraisal dated January 21, 2014*

Our borrower is buying brand new property through a standard sale transaction for \$10,000 less than the appraised value. He has very good credit and stable employment.

Similar properties rent for about \$1,100/month (zillow.com)

Per Appraiser: This property offers 1,267 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,098 sq. ft. lot.

### **Options:** *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

|          |                                             |       |
|----------|---------------------------------------------|-------|
| \$50,000 | partial interest – scheduled monthly income | \$464 |
| \$84,000 | whole note – scheduled monthly income       | \$780 |

**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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