Tulare, CA

Purchase Rental Property on 5.3 Acres

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$185,000**
Appraised Value	**$270,000**
Loan-to-Value	**70%** *
Protective Equity	**$80,000** *
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $265,000

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

Comments: *Appraisal dated December 16, 2013*

Our borrower is buying this property through a standard sale transaction for $5,000 less than the appraised value.

He has excellent credit and is an established local business owner.

Similar properties rent for about $2,000/month (Multiple Listing Service).

Per Appraiser: This property offers 1,960 sq. ft. of living space featuring 2 bedrooms, 2 baths, detached workshop and a 2-car garage on 5.3 acres.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$504
$100,000	partial interest – scheduled monthly income	$1,008
$185,000	whole note – scheduled monthly income	$1,866

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.