Morgan Hill, CA (Santa Clara)

Purchase Residential Lot

1st Trust Deed Investment

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Executive Summary

Property Type	**Residential Lot**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$190,000**
Appraised Value	**$430,000**
Loan-to-Value	**52%** *
Protective Equity	**$175,000** *
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

*** based on Purchase Price of $365,000**

Comments: *Appraisal dated March 22, 2014*

Our borrower is buying this property through a standard sale transaction for $65,000 less than the appraised value. The home burned down four years ago (see satellite photo taken in 2010) leaving a buildable lot.

Per Appraiser: “This site was once improved with a single family residence with good appeal to the market. The site features significant improvements such as hardscaping, driveways, landscaping, pool, pool house, all utility connections, drainage canals, etc. The estimated current market value of improvements alone is approximately $100,000.” Lot size is 57,600 sq. ft.

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
$190,000	whole note – scheduled monthly income	$1,764

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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