Turlock, CA (Stanislaus)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$110,000**
Appraised Value	**$196,000**
Loan-to-Value	**56%**
Protective Equity	**$86,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated August 7, 2014*

Our borrower bought this property in 2008 for $155,000.
Her residence is just one block from the subject.
She must now make the balloon payment on her existing loan.

The property is currently rented for $1,250/month.

Per Appraiser: This property offers 1,465 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 3-car garage on a 7,286 sq. ft. cul de sac lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$110,000	whole note – scheduled monthly income	$1,021

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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