Fresno, CA

Purchase Rental Property with $600,000 down

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$880,000**
Appraised Value	**$1,480,000**
Loan-to-Value	**59%**
Protective Equity	**$600,000**
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 July 26, 2013*

Our borrower is buying this model home directly from the builder for $10,000 more than the appraised value. Their residence is less than a mile from the subject, and they have excellent credit.

The home is part of the Copper River Ranch development with access to Copper River Country Club and is promoted as "the Central Valley's premier master planned community".

Borrowers expect to earn $6,500/month in rental income. They believe this home will appreciate nicely.

Per Appraiser: This highly upgraded property offers 5,474 sq. ft. of living space featuring 4 bedrooms, 5 ½ baths, game room, home theater and a 4-car garage on a 12,870 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$928
$500,000	partial interest – scheduled monthly income	$4,641
$880,000	whole note – scheduled monthly income	$8,169

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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