Elk Grove, CA (Sacramento)
Purchase of Rental Property
1st Trust Deed Investment

CapitalBenefit
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Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$203,000**
Appraised Value	**$290,000**
Loan-to-Value	**70%**
Protective Equity	**$87,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated July 17, 2014*

Our borrowers are buying this property through a standard sale transaction for the appraised value.

The current owner bought the home as an REO in 2010 for $225,000.

Similar homes rent for about $1,850/month (zillow.com)

Per Appraiser: This property is a part of a gated community and offers 1,562 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 5,127 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$203,000	whole note – scheduled monthly income	$1,804

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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