Stockton, CA (San Joaquin)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$96,000**
Appraised Value	**$196,000**
Loan-to-Value	**49%**
Protective Equity	**$100,000**
Investor Yield	**11.00%**
Term	**5 Years** (40 due in 5)

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

Comments: *Appraisal dated August 18, 2014*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment, good credit and proven reserves.

The current owner bought the home in 2011 as a REO for $115,000.

Similar properties rent for about $1,150/month (zillow.com)

Per Appraiser: This property offers 1,388 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 2,707 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$96,000	whole note – scheduled monthly income	$891

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.