Elk Grove, CA (Sacramento)

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	**$291,000**
Appraised Value	**$417,000**
Loan-to-Value	**70%** *
Protective Equity	**$123,670** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $414,670

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

Comments: *Appraisal dated July 28, 2014*

Our borrowers are buying this property through a standard sale transaction for $2,000 less than the appraised value.
They have stable employment, good credit and proven income.

Similar properties rent for about $2,100/month (zillow.com)

Per Appraiser: This property offers 2,519 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 5,940 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$291,000	whole note – scheduled monthly income	$2,471

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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002