Hercules, CA (Contra Costa)

Purchase of Rental Townhouse

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$156,000**
Appraised Value	**$260,000**
Loan-to-Value	**60%**
Protective Equity	**$104,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated September 13, 2014*

Our borrower is buying this property through a regular sale transaction for the appraised value. He has stable employment, strong equity in his residence, good credit and a proven track record with Capital Benefit.

The current owner bought the home in 2005 for $439,000.

Similar properties rent for about $1,800/month (zillow.com)

Per Appraiser: This property offers 1,280 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 1-car garage. The HOA fees is $325/month – common areas include a pool

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
$156,000	whole note – scheduled monthly income	$1,325

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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