Watsonville, CA (Santa Cruz)

Purchase of Investment Property on 5.3 Acres

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$940,000**
Appraised Value	**$1,447,000**
Loan-to-Value	**70%** *
Protective Equity	**$409,000** *
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $1,349,000

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

Comments: *Appraisal dated July 31, 2014*

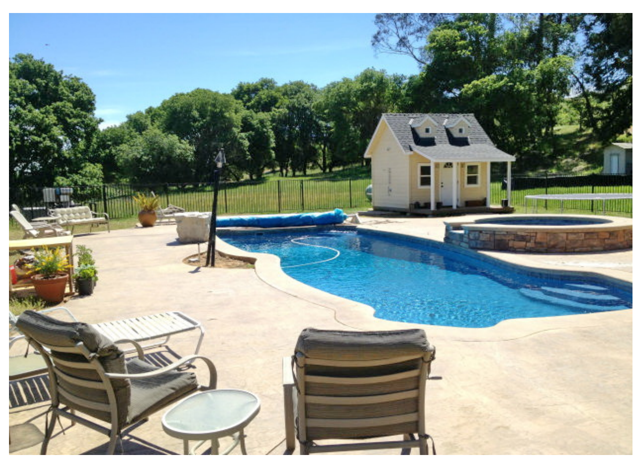
Our borrower is buying this property through a standard sale transaction for $98,000 less than the appraised value.
She has stable employment, good credit and a large portfolio of investment properties.

The property is located between Aptos and Watsonville, about 2 miles from the coast.

The current owner bought the home in 2005 for $1,400,000.

Borrower expects to earn $6,000/month in rent.

Per Appraiser: This property offers 3,257 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool/spa/cabana, tennis court and a 3-car garage on a 5.3 acre lot.



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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$869
$250,000	partial interest – scheduled monthly income	$2,172
$940,000	whole note – scheduled monthly income	$8,167

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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