

San Leandro, CA (Alameda)  
Purchase of Rental Property  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$315,000</b>             |
| Appraised Value   | <b>\$475,000</b>             |
| Loan-to-Value     | <b>70%</b> *                 |
| Protective Equity | <b>\$135,000</b> *           |
| Investor Yield    | <b>10.00%</b>                |
| Term              | <b>2 Years</b> (40 due in 2) |

\* based on Purchase Price of \$450,000

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

### Comments: Appraisal dated September 16, 2014

Our borrower is buying this property through a regular sale transaction for \$25,000 less than the appraised value. Her plan is to rehab the property to maximize income potential. She is a licensed Real Estate salesperson and already owns 2 rentals.

Similar properties rent for about \$2,450/month (zillow.com)

Per Appraiser: This property offers 1,485 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 1-car garage on a 5,265 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   |
| \$315,000 | whole note – scheduled monthly income       | \$2,675 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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