Fairfield, CA (Solano)

Purchase of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$210,000**
Appraised Value	**$305,000**
Loan-to-Value	**70%** *
Protective Equity	**$90,000** *
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $300,000

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

Comments: *Appraisal dated October 14, 2014*

Our borrowers are buying this property through a regular sale transaction for $5,000 less than 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 2001 for $264,000.

Similar properties rent for about $1,900/month (zillow.com)

Per Appraiser: This property offers 1,801 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,534 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$210,000	whole note – scheduled monthly income	$1,866

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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