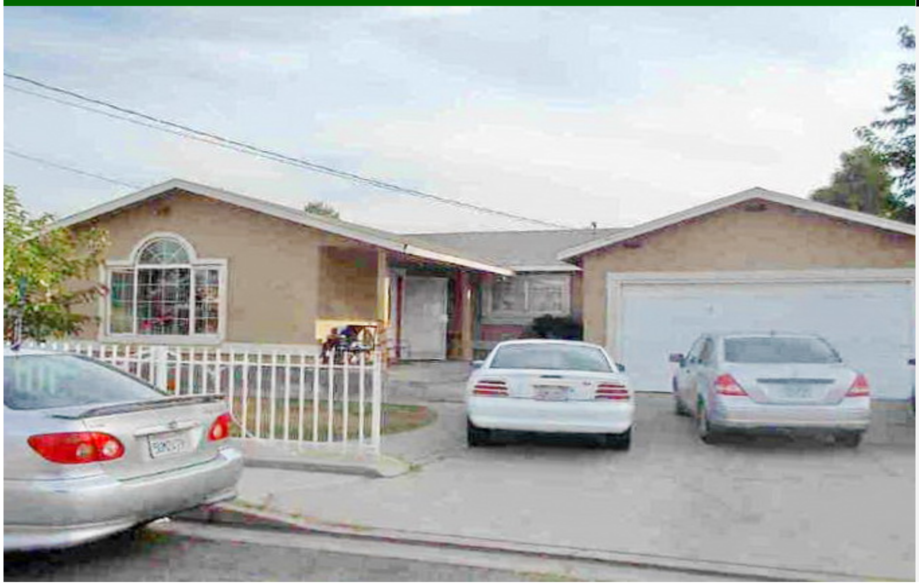
## Turlock, CA (Stanislaus)

## Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Purpose | **Business** |
| Loan Amount | **$125,000** |
| Appraised Value | **$290,000** |
| Loan-to-Value | **43%** |
| Protective Equity | **$165,000** |
| 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 October 30, 2014*

Our borrower owns this property free and clear.
He has excellent credit and a proven track record with Capital Benefit.
The loan proceeds will be used to purchase another rental property.

The main home rents for $1,000/month, the in-law unit for $600/month.

Per Appraiser: This property consists of the main home offering 1,688 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage and a 624 sq. ft. in-law unit with 2 bedrooms and 1 bath on a 12,028 sq. ft. lot. No value was given to the in-law unit.

**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 |
| $125,000 | whole note – scheduled monthly income | $1,061 |

**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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