Tracy, CA **(San Joaquin)**

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$350,000**
Appraised Value	**$500,000**
Loan-to-Value	**70%**
Protective Equity	**$150,000**
Investor Yield	**11.25%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated November 24, 2014*

Our borrowers are real estate professionals who bought this property last year through a short sale transaction. They have since rehabbed the property and will use the loan proceeds to put the finishing touches on this home. The plan is to sell the property by Summer 2015.
The current loan is with Capital Benefit, and borrowers have maintained a perfect payment history.

The current tenant is paying $2,000/month.

Per Appraiser: This property offers 2,038 sq. ft. of living space featuring 3 bedrooms, 2 baths, 4-car garage and a 937 sq. ft. barn on a 1.49 acre lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$474
$100,000	partial interest – scheduled monthly income	$948
$350,000	whole note – scheduled monthly income	$3,319

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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