Castro Valley, CA (Alameda)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$490,000**
Appraised Value	**$700,000**
Loan-to-Value	**70%** *
Protective Equity	**$210,000** *
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

* Purchase Price is $715,000

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

Comments: *Appraisal dated November 24, 2014*

Our borrower is buying this property through a standard sale transaction for $15,000 more than the appraised value.

The current owner bought the home in 2005 for $750,000.

Similar properties rent for about $3,400/month (zillow.com)

Per Appraiser: This property offers 2,064 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 6,459 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
$490,000	whole note – scheduled monthly income	$4,354

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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