Pacifica, CA (San Mateo)

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	**$400,000**
Appraised Value	**$821,000**
Loan-to-Value	**49%**
Protective Equity	**$421,000**
Investor Yield	**8.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated July 26, 2015*

Our borrower is buying this property through a standard sale transaction for $54,000 more than the appraised value.
She has stable employment and excellent credit.

The current owner bought the home 2012 for $535,000.

Similar properties rent for about $4,200/month (zillow.com)

Per Appraiser: This property offers 1,283 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 2-car garage on a 7,500 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$367
$100,000	partial interest – scheduled monthly income	$733
$400,000	whole note – scheduled monthly income	$2,932

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.