Goleta, CA (San Barbara)

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	**$392,000**
Appraised Value	**$560,000**
Loan-to-Value	**70%**
Protective Equity	**$168,000**
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 August 29, 2015*

Our borrower is buying this property through a standard sale transaction for the appraised value. He has stable employment, excellent credit and a proven track record with Capital Benefit. He intends to upgrade the property to maximize rental income.

The home is located 2 miles northeast of the UCSB campus.

Similar properties rent for about $2,400/month (zillow.com)

Per Appraiser: This property offers 1,161 sq. ft. of living space featuring 2 bedrooms, 1 bath and a car port on a 6,000 sq. ft. lot.

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
$392,000	whole note – scheduled monthly income	$3,329

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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