Pine Mountain Club, CA (Kern)

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$142,000**
Appraised Value	**$205,000**
Loan-to-Value	**70%** *
Protective Equity	**$61,000** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $203,000

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

Comments: *Appraisal dated April 27, 2016*

Our borrowers are buying this property through a standard sale transaction for $2,000 less than the appraised value.
They have stable employment and excellent credit.

The current owner bought the home in 2011 for $195,000.

Borrowers plan to list the home on Airbnb and expect to book at least 8 nights per month at $250/day.

Per Appraiser: This property offers 1,232 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 560 sq. ft. deck on a 24,463 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
$142,000	whole note – scheduled monthly income	$1,206

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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