Tracy, CA (San Joaquin)

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	**$234,500**
Appraised Value	**$335,000**
Loan-to-Value	**70%**
Protective Equity	**$100,500**
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated June 27, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value.
She has stable employment, good credit and a proven track record with Capital Benefit.

The current owner bought the home in 2010 for $192,500

Similar properties rent for about $2,000/month (zillow.com)

Per Appraiser: This property offers 1,350 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage 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	$454
$100,000	partial interest – scheduled monthly income	$908
$234,500	whole note – scheduled monthly income	$2,130

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.