

**Montecito, CA (City of Santa Barbara)**  
**Purchase of Investment Property**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$838,600</b>
Appraised Value	<b>\$1,200,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$359,400 *</b>
Investor Yield	<b>9.75%</b>
Term	<b>3 Years (40 due in 3)</b>

\* based on Purchase Price of \$1,198,000

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

**Comments:** *Appraisal dated July 11, 2016*

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

Montecito is a highly desirable, luxury home enclave in Santa Barbara.

Similar properties rent for about \$6,800/month (zillow.com)

Per Appraiser: This property offers 1,619 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3-car garage a 6,534 sq. ft. lot

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$830
\$250,000	partial interest – scheduled monthly income	\$2,074
\$838,600	whole note – scheduled monthly income	\$6,957

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.



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