

**Acampo, CA (San Joaquin)**  
**Purchase of Rental 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>\$265,000</b>
Appraised Value	<b>\$500,000</b>
Loan-to-Value	<b>53%</b>
Protective Equity	<b>\$235,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>2 Years (40 due in 2)</b>
Purchase Price of \$530,000	

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

**Comments:** *Appraisal dated August 28, 2016*

Our borrower is buying this property through a standard sale transaction for \$30,00 more than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2013 for \$380,000.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraiser: This property offers 2,503 sq. ft. of living space featuring 4 bedrooms, 2 baths and a detached 4-car garage on 4.5 acres.

**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
\$265,000	whole note – scheduled monthly income	\$2,250

**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.

