

Danville, CA (Contra Costa)
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	\$910,000
Appraised Value	\$1,300,000
Loan-to-Value	70% *
Protective Equity	\$389,000 *
Investor Yield	9.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$1,299,000

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

Comments: *Appraisal dated August 19, 2016*

Our borrower is buying this property through a standard sale transaction for \$1,000 less than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2008 for \$1,225,000.

Similar properties rent for about \$5,400/month (zillow.com)

Per Appraiser: This property offers 4,176 sq. ft. of living space featuring 5 bedrooms, 5 baths, pool and a 3-car garage on a 7,222 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$771
\$500,000	partial interest – scheduled monthly income	\$3,857
\$910,000	whole note – scheduled monthly income	\$7,019

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.

