

Browns Valley, CA (Yuba)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	2-on-1 Lot
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$250,000
Appraised Value	\$510,000
Loan-to-Value	50% *
Protective Equity	\$250,000 *
Investor Yield	9.30%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$500,000

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

Comments: *Appraisal dated September 5, 2016*

Our borrower is buying this property through a standard sale transaction for \$10,000 less than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2013 as a REO for \$295,000

Similar properties rent for about \$2,500/month (zillow.com)

Per Appraiser: This property offers
Main house with 2 bedrooms, 2 ½ baths and a 2-car garage
Second unit with 2 bedrooms, 1 bath, detached 1-car garage
Pool house with lap pool
Lot size: 22.1 acres

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$397
\$100,000	partial interest – scheduled monthly income	\$794
\$250,000	whole note – scheduled monthly income	\$1,986

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
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