San Andreas, CA (Calaveras)

Purchase Commercial Building

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Commercial**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$165,000**
Appraised Value	**$430,000**
Loan-to-Value	**50%** *
Protective Equity	**$164,000** *
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $329,000

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

Comments: *Appraisal dated October 15, 2016*

Our borrowers are buying this property through a standard sale transaction for $101,000 less than the appraised value.
They own a large portfolio of income properties, have very good credit and a proven track record with Capital Benefit.

The current owner bought the property in 2004 for 470,000.

Per Appraiser:
This property offers 7,830 sq. ft. of gross building area and 20 parking spots on a 30,056 sq. ft. lot.
It is located on the main road in the center of the commercial area of San Andreas, across from Wells Fargo bank.
There are 6 units, 5 of which are leased to a variety of tenants.
1 unit is currently vacant. The 5 units generate $4,119/month.

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
$165,000	whole note – scheduled monthly income	$1,401

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.