

Sacramento, CA

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$280,000
Appraised Value	\$405,000
Loan-to-Value	70% *
Protective Equity	\$119,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$399,000

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

Comments: *Appraisal dated October 13, 2016*

Our borrower is buying this property through a standard sale transaction for \$6,000 less than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2008 for \$315,000.

Similar properties rent for about \$2,000/month (zillow.com)

Per Appraiser: This property offers 2,253 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 2-car garage on a 5,880 sq. ft. lot.

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
\$280,000	whole note – scheduled monthly income	\$2,378

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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