

Placerville, CA (El Dorado)
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	\$220,500
Appraised Value	\$320,000
Loan-to-Value	70% *
Protective Equity	\$94,500 *
Investor Yield	10.75%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$315,000

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

Comments: *Appraisal dated December 2, 2016*

Our borrower is buying this property through a standard sale transaction for \$5,000 less than the appraised value. He has stable employment and good credit.

The current owner bought the home in 1994 for \$123,000.

Similar properties rent for about \$1,700/month (zillow.com)

Per Appraiser: This property offers 1,661 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 2-car garage on 2 ½ acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$908
\$220,500	whole note – scheduled monthly income	\$2,003

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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