

Garden Valley, CA (El Dorado)
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	\$315,000
Appraised Value	\$450,000
Loan-to-Value	70%
Protective Equity	\$135,000
Investor Yield	10.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated November 30, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2005 for \$585,000.

Similar properties rent for about \$2,050/month (zillow.com)

Per Appraiser: This property offers 1,956 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, detached 2-car garage and a 1,300 sq. ft. detached workshop on 10 acres.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$315,000	whole note – scheduled monthly income	\$2,737

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.

