

Springville, CA (Tulare)
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	\$189,000
Appraised Value	\$270,000
Loan-to-Value	70%
Protective Equity	\$81,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated December 26, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value. He is a local medical doctor with excellent credit.

The current owner bought the home in 2009 for \$205,000.

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

Per Appraiser: This property offers 2,099 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a detached 2-car garage on 2.93 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$189,000	whole note – scheduled monthly income	\$1,679

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.

