

Lakeport, CA (Lake)
 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 | \$100,000 |
| Appraised Value | \$167,000 |
| Loan-to-Value | 61% * |
| Protective Equity | \$65,000 * |
| Investor Yield | 10.00% |
| Term | 3 Years (40 due in 3) |

* based on Purchase Price of \$165,000

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

Comments: *Appraisal dated January 17, 2017*

Our borrowers are buying this property through a standard sale transaction for \$2,000 less than the appraised value. They have stable employment, very good credit and a proven track record with Capital Benefit.

The current owner bought the home in 2013 for \$155,000.

Similar properties rent for about \$1,200/month (zillow.com)

Per Appraiser: This property offers 916 sq. ft. of living space featuring 2 bedrooms, 1 bath, pool, access to the channel and a 1-car garage on a 9,420 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 | whole note – scheduled monthly income | \$849 |

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.

