

Vallejo, CA (Solano)

Purchase of 8 Unit Apartment Building

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Apartment Building
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$603,000
Appraised Value	\$900,000
Loan-to-Value	67%
Protective Equity	\$297,000
Investor Yield	9.375%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated October 7, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value as part of a 1031 Exchange. She has excellent credit and owns a large portfolio of income properties.

Total monthly rental income is \$7,536.

Per Appraiser:

This property offers 8 units and a total 5,575 sq. ft. of living space on a 3,652 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$400
\$100,000	partial interest – scheduled monthly income	\$800
\$603,000	whole note – scheduled monthly income	\$4,826

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.



Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CalBRE Real Estate Broker License # 01876453 NMLS ID 254002