

**Manteca, CA (San Joaquin)**  
**Purchase of Rental Property on Golf Course**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$180,000</b>
Appraised Value	<b>\$257,000</b>
Loan-to-Value	<b>70%</b>
Protective Equity	<b>\$77,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated February 1, 2017*

Our borrowers are buying this property through a standard sale transaction for the appraised value. They have stable employment and very good credit.

The current owner bought the home in 2015 for \$200,000 and upgraded the property.

Similar properties rent for about \$1,500/month (zillow.com)

Per Appraiser: This property offers 1,307 sq. ft. of living space featuring 3 bedrooms, 3 baths and a detached 2-car garage a 3,485 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	partial interest – scheduled monthly income	\$849
\$180,000	whole note – scheduled monthly income	\$1,528

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.

