

Antioch, CA (Contra Costa)
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	\$350,000
Appraised Value	\$500,000
Loan-to-Value	70%
Protective Equity	\$150,000
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated February 15, 2017*

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

The current owner bought the home in 2012 for \$359,000.

Similar properties rent for about \$2,600/month (zillow.com)

Per Appraiser: This property offers 3,039 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 9,083 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$350,000	whole note – scheduled monthly income	\$2,835

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.

