

Lathrop, CA (San Joaquin)
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	\$260,000
Appraised Value	\$395,000
Loan-to-Value	66%
Protective Equity	\$135,000
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 April 11, 2017*

Our borrowers are buying this property through a standard sale transaction for \$5,000 more than the appraised value. They have stable employment and good credit.

The current owner bought the home in 2009 as an REO for \$200,000.

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

Per Appraiser: This property offers 2,508 sq. ft. of living space featuring 6 bedrooms, 3 baths and a 2-car garage on a 5,000 sq. ft.

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
\$260,000	whole note – scheduled monthly income	\$2,106

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.

