

Tracy, 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	\$360,000
Appraised Value	\$515,000
Loan-to-Value	70% *
Protective Equity	\$155,000 *
Investor Yield	9.75%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$520,000

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

Comments: *Appraisal dated May 25, 2017*

Our borrower is buying this property through a standard sale transaction for \$5,000 more than the appraised value. The downpayment originates from a 1031 exchange. She has stable employment and good credit.

Similar properties rent for about \$2,400/month (zillow.com)

Per Appraiser: This property offers 2,650 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 3-car garage on a 5,758 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$830
\$360,000	whole note – scheduled monthly income	\$2,986

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.

