Sacramento, CA

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$247,000**
Appraised Value	**$410,000**
Loan-to-Value	**65%** *
Protective Equity	**$132,000** *
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $379,000

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

Comments: *Appraisal dated June 16, 2017*

Our borrower is buying this property through a standard sale transaction for $31,000 less than the appraised value.

Similar properties rent for about $2,000/month (zillow.com)

Per Appraiser: This property offers 1,968 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,970 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
$247,000	whole note – scheduled monthly income	$2,001

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.