

Elk Grove, CA (Sacramento)
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	\$311,000
Appraised Value	\$450,000
Loan-to-Value	70% *
Protective Equity	\$133,000 *
Investor Yield	9.75%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$444,000

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

Comments: *Appraisal dated July 15, 2017*

Our borrower is buying this property through a standard sale transaction for \$6,000 less than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2004 for \$387,000.

Similar properties rent for about \$2,100/month (zillow.com)

Per Appraiser: This property offers 2,196 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 3-car garage on a 6,451 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
\$311,000	whole note – scheduled monthly income	\$2,580

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.

