

Granite Bay, CA (Placer)
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	\$607,000
Appraised Value	\$867,000
Loan-to-Value	70%
Protective Equity	\$260,000
Investor Yield	9.25%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated July 21, 2017*

Our borrowers are buying this property through a standard sale transaction for the appraised value. They are both local realtors with very good credit.

The current owner bought the home in 2011 for \$615,000.

Similar properties rent for about \$4,000/month (zillow.com)

Per Appraiser: This property offers 4,059 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-car garage on a 16,117 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$607,000	whole note – scheduled monthly income	\$4,799

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.

