

Sacramento, CA

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	\$289,000
Appraised Value	\$482,000
Loan-to-Value	60%
Protective Equity	\$193,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated July 18, 2017*

Our borrower is buying this property through a standard sale transaction for the appraised value. She has stable employment and excellent credit.

The current owner bought the home in 2004 for \$480,000.

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

Per Listing: This property offers 2,507 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 3-car garage on a 7,087 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$289,000	whole note – scheduled monthly income	\$2,229

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.

