

Acampo, CA (San Joaquin County)

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	\$400,000
Appraised Value	\$625,000
Loan-to-Value	65% *
Protective Equity	\$215,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$615,000

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

Comments: *Appraisal dated August 3, 2017*

Our borrower is buying this property through a standard sale transaction for \$10,000 less than the appraised value. She has stable employment and very good credit.

Similar properties rent for about \$2,500/month (zillow.com)

Per Appraisal: This property offers 3,218 sq. ft. of living space featuring 5 bedrooms, 3 baths and a detached 3-car garage on 5.04 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$400,000	whole note – scheduled monthly income	\$3,397

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.

