

Antioch, CA (Contra Costa 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	\$392,000
Appraised Value	\$560,000
Loan-to-Value	70%
Protective Equity	\$168,000
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 August 31, 2017*

Our borrower is buying this property through a standard sale transaction for \$10,000 more than the appraised value. He is a foreign national.

The current owner bought the home in 2014 for \$450,000.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraisal: This property offers 2,867 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 7,700 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
\$392,000	whole note – scheduled monthly income	\$3,024

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.

