

Fair Oaks, CA (Sacramento 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	\$670,000
Appraised Value	\$969,900
Loan-to-Value	69%
Protective Equity	\$299,900
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 10/25/2017*

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

Similar properties rent for about \$4,100/month (zillow.com)

Per Appraisal: This property offers 4,145 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths, pool/spa and a 3-car garage on a 21,344 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
\$670,000	whole note – scheduled monthly income	\$5,297

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.

