

**Novato, CA (Marin County)**  
**Purchase of Rental Property**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>515,000</b>
Appraised Value	<b>\$775,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$220,000 *</b>
Investor Yield	<b>9.25%</b>
Term	<b>2 Years (40 due in 2)</b>

\* based on purchase price of \$735,000

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

**Comments:** *Appraisal dated December 15, 2017*

Our borrower is buying this property through a standard sale transaction for \$40,000 less than the appraised value. He has stable employment and very good credit.

The current owner bought the home in 2008 for \$570,000.

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

Per Appraisal: This property offers 1,398 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 7,405 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
\$515,000	whole note – scheduled monthly income	\$4,072

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.

