

Tracy, CA (San Joaquin)  
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>\$311,000</b>
Appraised Value	<b>\$460,000</b>
Loan-to-Value	<b>70%</b> *
Protective Equity	<b>\$134,000</b> *
Investor Yield	<b>9.50%</b>
Term	<b>2 Years</b> (40 due in 2)

\* based on Purchase Price of \$445,000

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

**Comments:** *Appraisal dated December 11, 2017*

Our borrower is buying this property through a standard sale transaction for \$15,000 less than the appraised value. He has stable employment and good credit.

The current owner bought the home in 2014 for \$360,000.

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

Per Appraisal: This property offers 2,396 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage on a 5,861 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$311,000	whole note – scheduled monthly income	\$2,519

**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.

