

Rocklin (Placer 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	\$215,000
Appraised Value	\$510,000
Loan-to-Value	43% *
Protective Equity	\$285,000 *
Investor Yield	9.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$500,000

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

Comments: *Appraisal dated July 16, 2018*

Our borrower is buying this property through a standard sale transaction for \$10,000 less than the appraised value applying proceeds from a 1031 Exchange. She has stable employment and excellent credit.

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

Per Appraisal: This property offers 1,946 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 3-car garage on a 10,429 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
\$215,000	whole note – scheduled monthly income	\$1,658

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.

