

Sacramento (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	\$255,500
Appraised Value	\$365,000
Loan-to-Value	70%
Protective Equity	\$109,500
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated July 24, 2018*

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

The current owner bought the home in 2017 for \$330,000 and did a light remodel.

Similar properties rent for about \$1,800/month (zillow.com)

Per Appraisal: This property offers 1,276 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2-car garage on a 6,937 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
\$255,500	whole note – scheduled monthly income	\$2,020

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.



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