

Lathrop (San Joaquin County)

Purchase of Newly Built Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$261,000
Appraised Value	\$522,000
Loan-to-Value	50%
Protective Equity	\$261,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated September 13, 2018*

Our borrowers are buying this property through a standard sale transaction for the appraised value. They have stable employment and good credit.

They are buying the home directly from the builder. Similar properties rent for about \$2,500/month (zillow.com)

Per Appraisal: This property offers 2,565 sq. ft. of living space featuring 4 bedroom, 3 baths and a 2-car garage on a 4,612 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
\$261,000	whole note – scheduled monthly income	\$2,013

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.

