

Los Banos (Merced 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 | \$231,000 |
| Appraised Value | \$330,000 |
| Loan-to-Value | 70% |
| Protective Equity | \$99,000 |
| Investor Yield | 10.00% |
| Term | 2 Years (40 due in 2) |

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

Comments: *Appraisal dated December 10, 2018*

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

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

Per Appraisal: This property offers 2,135 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,500 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---------------------------------------------|---------|
| \$50,000 | partial interest – scheduled monthly income | \$425 |
| \$100,000 | partial interest – scheduled monthly income | \$849 |
| \$231,000 | whole note – scheduled monthly income | \$1,962 |

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.

