

Livermore (Alameda 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	\$445,000
Appraised Value	\$670,000
Loan-to-Value	70% *
Protective Equity	\$188,000 *
Investor Yield	9.125%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$633,000

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

Comments: *Appraisal dated January 16, 2020*

Our borrowers are buying this property through a standard sale transaction for \$37,000 less than the appraised value. They have stable employments and perfect credit.

Similar properties rent for about \$4,000/month (zillow.com)

Per Appraisal: This property offers 1,400 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 9,554 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$391
\$100,000	partial interest – scheduled monthly income	\$781
\$445,000	whole note – scheduled monthly income	\$3,475

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.

