

**Turlock (Stanislaus County)**  
**Purchase of Rental Property**  
 1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$447,000</b>
Appraised Value	<b>\$680,000</b>
Loan-to-Value	<b>68% *</b>
Protective Equity	<b>\$213,000 *</b>
Investor Yield	<b>9.25%</b>
Term	<b>2 Years</b> (40 due in 2)

\* based on Purchase Price of \$660,000

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

**Comments:** *Appraisal dated January 21, 2020*

Our borrower is buying this property through a standard sale transaction for \$20,000 less than the appraised value. She has stable employment and excellent credit.

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

Per Appraisal: This property offers 3,848 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 3-car garage on a 9,360 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
\$447,000	whole note – scheduled monthly income	\$3,534

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.

