

**Bakersfield (Kern 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>\$455,000</b>             |
| Appraised Value   | <b>\$650,000</b>             |
| Loan-to-Value     | <b>70%</b>                   |
| Protective Equity | <b>\$195,000</b>             |
| Investor Yield    | <b>9.50%</b>                 |
| Term              | <b>3 Years</b> (40 due in 3) |

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

**Comments:** *Appraisal dated October 16, 2020*

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

Similar properties rent for about \$3,500/month (zillow.com)

Per Appraisal: This property offers 3,629 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2-car garage on a 2.47 acre lot.

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

Examples of investor returns —

|           |   |         |
|-----------|---|---------|
| \$50,000  | partial interest – scheduled monthly income | \$405   |
| \$100,000 | partial interest – scheduled monthly income | \$810   |
| \$455,000 | whole note – scheduled monthly income       | \$3,686 |

**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.

