

Manteca (San Joaquin County)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|-------------------|------------------------------|
| Property Type | Townhouse |
| Occupancy | Non-Owner |
| Purpose | Business |
| Loan Amount | \$205,000 |
| Appraised Value | \$395,000 |
| Loan-to-Value | 52% |
| Protective Equity | \$190,000 |
| Investor Yield | 8.00% |
| Term | 3 Years (40 due in 3) |

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

Comments: *Appraisal dated October 20, 2021*

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

Similar properties rent for about \$1,500/month (zillow.com)

Per Appraisal: This property offers 972 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 5,227 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$348 |
| \$100,000 | partial interest – scheduled monthly income | \$695 |
| \$205,000 | whole note – scheduled monthly income | \$1,425 |

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.



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