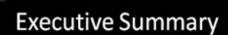
San Leandro, CA (Alameda) Purchase Rental Property 1st Trust Deed Investment



CapitalBe



Property Type Single Family
Occupancy Non-Owner
Loan Amount \$254,000
Appraised Value \$385,000
Loan-to-Value 66%

Protective Equity \$131,000 Investor Yield 10.50%

Term 2 Years (40 due in 2)

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

Comments: Appraisal dated April 10, 2013

Our borrower is buying this home through a standard sale transaction for \$7,000 more than the appraised value.

He has very substantial, documented income and significant liquid assets.

The homes rent for about \$1,900/month (zillow.com)

Per Appraiser: This property offers 1,164 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 1-car garage on a 5,525 sq. ft. lot.

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

Examples of investor returns —

\$50,000 partial interest – scheduled monthly income \$444 \$100,000 partial interest – scheduled monthly income \$889 \$254,000 whole note – scheduled monthly income \$2,257

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.





