

San Leandro, CA (Alameda)

Purchase Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



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.



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