

Oakland, CA (Alameda)

## Purchase of Investment 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>\$1,190,000</b>
Appraised Value	<b>\$1,830,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$530,000 *</b>
Investor Yield	<b>9.00%</b>
Term	<b>3 Years (40 due in 3)</b>

\* based on Purchase Price of \$1,700,000

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

### Comments: *Appraisal dated January 25, 2016*

Our borrower is buying this property through a standard sale transaction for \$130,000 less than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2004 for \$1,385,000.

Similar properties rent for about \$8,500/month (zillow.com)

Per Appraiser: This property offers 4,076 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 2-car garage on an 11,057 sq. ft. lot.

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

Examples of investor returns —

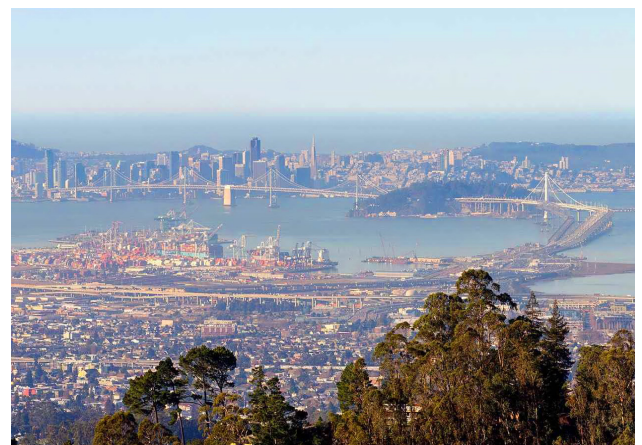
\$100,000	partial interest – scheduled monthly income	\$771
\$500,000	partial interest – scheduled monthly income	\$3,857
\$1,190,000	whole note – scheduled monthly income	\$9,179

**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.



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