

# North Highlands (Sacramento County)

## 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>\$231,000</b>
Appraised Value	<b>\$337,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$99,000 *</b>
Investor Yield	<b>9.25%</b>
Term	<b>2 Years</b> (40 due in 2)

\* based on Purchase Price of \$330,000

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

#### Comments: *Appraisal dated June 30, 2022*

Our borrower is buying this property through an approved probate sale for \$7,000 less than the appraised value. She has good credit and is a licensed Real Estate Salesperson.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraisal: This property offers 1,297 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 1-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$231,000	whole note – scheduled monthly income	\$1,826

**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.

