

Watsonville (Monterey County)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Manufactured
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$428,000
Appraised Value	\$850,000
Loan-to-Value	54% *
Protective Equity	\$372,000 *
Investor Yield	9.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$800,000

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

Comments: *Appraisal dated July 18, 2022*

Our borrower is buying this property through a standard sale transaction for \$50,000 less than the appraised value. He has stable employment and perfect credit.

The current tenant is paying \$3,000/month.

Per Appraisal: This property offers 2,442 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on 13.78 acres

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$428,000	whole note – scheduled monthly income	\$3,301

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.

