

Stockton (San Joaquin County)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$310,000
Appraised Value	\$505,000
Loan-to-Value	63% *
Protective Equity	\$180,000 *
Investor Yield	9.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$490,000

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

Comments: *Appraisal dated September 1, 2022*

Our borrower is buying this property through a standard sale transaction for \$15,000 less than the appraised value. She has stable employment and good credit.

Similar properties rent for about \$2,500/month (zillow.com)

Per Appraisal: This property offers 1,922 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,718 sq. ft. lot.

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
\$310,000	whole note – scheduled monthly income	\$2,391

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.

