

## Brentwood (Contra Costa County)

### Purchase of Rental 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>\$847,000</b>
Appraised Value	<b>\$1,245,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$363,000 *</b>
Investor Yield	<b>9.50%</b>
Term	<b>2 Years</b> (40 due in 2)

\* based on Purchase Price of \$1,210,000

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

#### Comments: *Appraisal dated September 23, 2022*

Our borrower is buying this property through a standard sale transaction for \$35,000 less than the appraised value. He has stable employment and good credit.

Similar properties rent for about \$6,000/month.

Per Appraisal: This property offers 3,936 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 4-car garage on a 7,900 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$847,000	whole note – scheduled monthly income	\$6,861

**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](https://capitalbenefit.com)

Available to California investors or all qualified investors.

