Oakhurst, CA (Madera)

Business Purpose Refinance

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Business Purpose**
Loan Amount	**$160,000**
Appraised Value	**$260,000**
Loan-to-Value	**62%**
Protective Equity	**$100,000**
Investor Yield	**11.50%**
Term	**4 Years** (40 due in 4)

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

Comments: *Appraisal dated December 3, 2013*

Our borrower operates a towing business and will use the net loan proceeds to purchase additional equipment.
He has good credit and a 2-year proven track record with Capital Benefit.

Oakhurst is the southern gateway community to Yosemite National Park and is located 12 miles south of the park entrance.

Per Appraiser: This property offers 1,650 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on an 11.68 acre lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$160,000	whole note – scheduled monthly income	$1,549

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.

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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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