

Aptos, CA (Santa Cruz)

Beachfront Property Refinance

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$650,000
Appraised Value	\$2,000,000
Loan-to-Value	33%
Protective Equity	\$1,350,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated September 15, 2012

Our borrower is a Family Trust which owns this property free and clear. The loan proceeds will be used to buy a commercial property.

The Trust documents and certification have already been review and approved by the insuring title company, First American Title.

The home is located on Rio Beach and offers unobstructed ocean views.

Per Appraiser: This custom property offers 2,794 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-car garage on a 3,484 sq. ft. lot.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$928
\$250,000	partial interest – scheduled monthly income	\$2,321
\$650,000	whole note – scheduled monthly income	\$6,034

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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