Carmichael, CA (Sacramento)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$270,000**
Appraised Value	**$470,000**
Loan-to-Value	**57%**
Protective Equity	**$200,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated February 9, 2015*

Our borrower is refinancing her investment property to make the balloon payment on her current Capital Benefit loan. She has maintained a perfect history with us and will net only a very limited amount of cash out.

The property is currently rented at $2,000/month.

Per Appraiser: This property offers 2,583 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 11,350 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$270,000	whole note – scheduled monthly income	$2,293

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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