

Clearlake Oaks, CA (Lake)

Refinance Lakefront Triplex Property

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	3 Units
Occupancy	Non-Owner
Loan Amount	\$147,000
Appraised Value	\$260,000
Loan-to-Value	57%
Protective Equity	\$113,000
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 April 6, 2013

Capital Benefit funded the existing loan 3 years ago; the borrower has had a perfect track record of on-time payments. Loan proceeds will be used to replace the current financing which is now due.

The property consists of two adjacent Clearlake waterfront lots. Lot #1 measures 6,534 sq. ft. and offers 3 units; a mobile home with 3 bedrooms and 2 baths and a duplex (1 bedroom, 1 bath each). It includes a storage shed and waterfront deck with private boat dock. Lot #2 is .34 acres of vacant land, adjacent and contiguous to lot #1.

Per Appraiser: This property features three rental units:

3 bedroom, 2 bath manufactured home, 1,440 sq. ft., rented at \$850/month
1 bedroom, 1 bath duplex unit, 450 sq. ft., rented at \$450/month
1 bedroom, 1 bath duplex unit, 450 sq. ft., rented at \$450/month

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$147,000	whole note – scheduled monthly income	\$1,364

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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