

Capay, CA (Yolo)

Refinance Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,300,000
Appraised Value	\$2,350,000
Loan-to-Value	55%
Protective Equity	\$1,050,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated April 15, 2015*

Our borrowers bought this property two years ago with funding provided by Capital Benefit. They have excellent credit and a perfect payment history with us. Since the purchase, the owners invested in drilling a new well and developing the acreage.

The net loan proceeds will be used to upgrade the irrigation system, improve and expand the landscaping and pave the driveway.

The current tenant is paying \$12,800/month.

Per Appraiser: The main house offers 5,736 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths, pool/spa, outdoor kitchen and a 5-car garage. Two casitas offer 300 sq. ft. of living space each. Additional features include a solar array, barns, well and 6,700 newly planted walnut trees. The lot size is 101.66 acres.



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

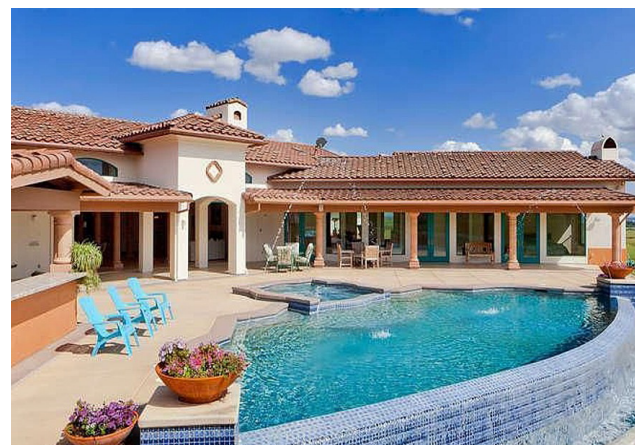
Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$849
\$250,000	partial interest – scheduled monthly income	\$2,123
\$1,300,000	whole note – scheduled monthly income	\$11,039

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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