

Auberry, CA (Fresno)
Refinance Second Home
1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Second Home
Loan Amount	\$100,000
Appraised Value	\$167,000
Loan-to-Value	60%
Protective Equity	\$67,000
Investor Yield	10.50%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated May 29, 2013

Our borrower has perfect credit and will use the loan proceeds to buy another income property. He already owns two other rentals.

Per Appraiser: This property offers 1,633 sq. ft. of living space featuring 2 bedrooms, 2 baths and a detached 2-car garage on a 21,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	whole note – scheduled monthly income	\$888



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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