

Tollhouse, CA (Fresno)

Refinance Rental Property on 20 Acres

2nd Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$83,000
Appraised Value	\$280,000
Combined Loan-to-Value	65% *
Protective Equity	\$98,000 *
Investor Yield	12.50%
Term	3 Years (40 due in 3)
* 1 st mortgage \$99,000 at 3.625% 30-year fixed	

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

Comments: *Appraisal dated April 24, 2014*

Our borrower is refinancing this property to raise funds for the purchase of another rental. He owns his own business, several properties and has very good credit.

Per Appraiser: This property offers 1,551 sq. ft. of living space featuring 3 bedrooms and 2 baths on a 20.45 acre lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$83,000	whole note – scheduled monthly income	\$871

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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