Merced, CA

Refinance Investment Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$190,000**
Appraised Value	**$295,000**
Loan-to-Value	**64%**
Protective Equity	**$105,000**
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 July 29, 2014*

Our borrower bought this property 16 months ago as a rehab and has almost completed the remodel. He owns the subject free and clear, owns his residence free and clear, has good credit and stable employment. The loan proceeds will be used to finish the property and purchase another rental (already in contract).

Completed, the home should rent for about $1,600/month (zillow.com)

The previous owner bought the property for $234,000 in March 2001.

Per Appraiser: This property offers 2,290 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 7,296 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	partial interest – scheduled monthly income	$889
$195,000	whole note – scheduled monthly income	$1,733

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.

CapitalBenefit the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002