Crescent City, CA (Del Norte)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$78,000**
Appraised Value	**$142,000**
Loan-to-Value	**55%**
Protective Equity	**$64,000**
Investor Yield	**10.00%**
Term	**4 Years** (40 due in 4)

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

Comments: *Appraisal dated March 12, 2015*

Our borrowers own the subject property free and clear. They will use the loan proceeds to add another rental property to their portfolio of investment properties.

The property is currently rented for $1,650/month.

Per Appraiser: This property offers 1,088 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage. In addition, there is a 392 sq. ft. guest unit. The lot size is 18,295 sq. ft.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$78,000	whole note – scheduled monthly income	$662

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.