Pioneer, CA (Amador)

Refinance Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$150,000**
Appraised Value	**$325,000**
Loan-to-Value	**46%**
Protective Equity	**$175,000**
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 2)

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

Comments: *Appraisal dated July 10, 2015*

Our borrower owns this rental property and his residence free and clear. He has excellent credit and will use the loan proceeds to update the subject.

The property is currently rented for $1,500/month.

Per Appraiser: This property offers 2,571 sq. ft. of living space featuring 2 bedrooms, 3 baths and a detached 2-car garage on 3.29 acres

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$405
$100,000	partial interest – scheduled monthly income	$810
$150,000	whole note – scheduled monthly income	$1,215

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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