

**Antioch, CA (Contra Costa)**  
**Refinance Rental Property**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$175,000</b>             |
| Appraised Value   | <b>\$360,000</b>             |
| Loan-to-Value     | <b>49%</b>                   |
| Protective Equity | <b>\$185,000</b>             |
| Investor Yield    | <b>9.00%</b>                 |
| Term              | <b>3 Years</b> (40 due in 3) |

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

**Comments:** *Appraisal dated November 21, 2015*

Our borrower inherited this property five years ago. She now owns this income property free and clear and will use the loan proceeds to purchase another rental.

The current tenant is paying \$2,000/month.

Per Appraiser: This property offers 1,682 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 7,100 sq. ft. corner lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$386   |
| \$100,000 | partial interest – scheduled monthly income | \$771   |
| \$175,000 | whole note – scheduled monthly income       | \$1,350 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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