

**Sacramento, CA**

## **Refinance Rental Triplex**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

### **Executive Summary**



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Triplex</b>               |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$339,000</b>             |
| Appraised Value   | <b>\$485,000</b>             |
| Loan-to-Value     | <b>70%</b>                   |
| Protective Equity | <b>\$146,000</b>             |
| Investor Yield    | <b>10.50%</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 January 18, 2016*

Our borrower has owned this property since 2000. He has good credit and stable employment. The net loan proceeds will be used to update the property exterior and remodel the units.

The property currently produces \$4,600/month in rental income.

Per Appraiser: The lot size is 6,970 sq. ft.

Unit A: 3 bedrooms, 1 bath, 1,332 sq. ft. of living space

Unit B: 3 bedrooms, 1 bath, 1,336 sq. ft. of living space

Unit C: 2 bedrooms, 1 bath, 776 sq. ft. of living space.

#### **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   |
| \$339,000 | whole note – scheduled monthly income       | \$3,012 |

**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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