

Salinas, CA (Monterey)

Refinance Residence for Business Purpose

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$255,000</b>
Appraised Value	<b>\$730,000</b>
Combined Loan-to-Value	<b>65% *</b>
Protective Equity	<b>\$255,000 *</b>
Investor Yield	<b>11.50%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$220,000 at 3.50%

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

**Comments:** Appraisal dated March 4, 2016

Our borrowers bought this property in 2001. He has good credit and stable employment. The loan proceeds will be used to make the balloon payment on the current second mortgage.

Per Appraiser: This property offers 2,986 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, 2-car garage, shop and solar system (owned) on a 1 acre lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$255,000	whole note – scheduled monthly income	\$2,469

**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.

