

Portola, CA (Plumas)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$85,000
Appraised Value	\$145,000
Loan-to-Value	59%
Protective Equity	\$60,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated July 19, 2016

Our borrower bought four years ago directly from the bank. She owns the home free and clear and will use the loan proceeds to fund her business.

The previous owner bought the home in 2007 for \$265,000.

Per Appraiser: This property offers 1,392 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 13,766 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$85,000	whole note – scheduled monthly income	\$789

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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