

Olivehurst, CA (Yuba)
Refinance Investment Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$244,000
Appraised Value	\$375,000
Loan-to-Value	65%
Protective Equity	\$131,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated January 20, 2017

Our borrowers bought this property in 2016 and just completed a full remodel.

He has very good credit and will use our loan proceeds to make the balloon payment on his current loan.

Per Appraiser: This property offers 2,275 sq. ft. of living space featuring 3 bedrooms and 3 baths on a 15 acre lot.

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
\$244,000	whole note – scheduled monthly income	\$2,168

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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