

Lodi, CA (San Joaquin)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$490,000
Loan-to-Value	20%
Protective Equity	\$390,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 29, 2016

Our borrower owns this property free and clear. He has had a long-term tenant who has now moved out. Our loan proceeds will be used to update the property to attract a new tenant. Borrower has good credit and a proven track record with Capital Benefit.

Per Appraiser: This property offers 2,363 sq. ft. of living space featuring 3 bedrooms, 3 baths, pool/spa and a 2-car garage on 2.50 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	whole note – scheduled monthly income	\$849

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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