

Susanville, CA (Lassen)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$65,000
Appraised Value	\$140,000
Loan-to-Value	46%
Protective Equity	\$75,000
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 January 24, 2017*

Our borrowers bought this property in 2009 for \$132,000. They own it free and clear and will use the loan proceeds to start a new business.

Per Appraiser: This property offers 1,344 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool/spa and a 2-car garage on 15.7 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$65,000	whole note – scheduled monthly income	\$552

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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