

Clovis, CA (Fresno)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$430,000
Appraised Value	\$2,200,000
Combined Loan-to-Value	65% *
Protective Equity	\$772,000 *
Investor Yield	11.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$998,000 at 10.00%

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

Comments: *Appraisal dated January 31, 2017*

Our borrowers bought this property in 2014 for \$2,100,000
He is a local builder with very good credit.
The loan proceeds will be used to fund his business.

Per Appraiser: This property offers 5,636 sq. ft. of living space featuring
4 bedrooms, 5 baths, pool/spa and a 7-car garage on 3.55 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$430,000	whole note – scheduled monthly income	\$4,078

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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