

Santa Maria, CA (San Luis Obispo)

## Refinance Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$450,000</b>
Appraised Value	<b>\$925,000</b>
Loan-to-Value	<b>49%</b>
Protective Equity	<b>\$475,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>2 Years (40 due in 2)</b>

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

### Comments: *Appraisal dated March 3, 2017*

Our borrowers bought this property in 2014 and has since completed a remodel. He has good credit and owns the home free and clear. The loan proceeds will be used to buy a commercial property (under contract).

The current tenant is paying \$4,000/month.

Per Appraiser: This property offers 2,149 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on 40 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$450,000	whole note – scheduled monthly income	\$3,821

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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