

Bakersfield, CA (Kern)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$292,000
Loan-to-Value	51%
Protective Equity	\$142,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated March 15, 2017*

Our borrowers bought this lot in 2015 and just finished the construction. The property is free and clear. They have excellent credit and a proven track record with Capital Benefit. The loan proceeds will be used to start a new project.

The home is located one block from the Rio Bravo Country Club. Similar homes rent for about \$1,800/month (zillow.com)

Per Appraiser: This property offers 2,086 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,296 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$150,000	whole note – scheduled monthly income	\$1,186

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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