

Carmel, CA (Monterey)

Refinance Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,800,000
Appraised Value	\$2,950,000
Loan-to-Value	61%
Protective Equity	\$1,150,000
Investor Yield	10.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated August 9, 2017*

This property is held in a trust. The sole trustee is refinancing the property to make balloon payments on the current loans. She has very good credit and is a licensed Real Estate Broker.

The current tenant is paying \$7,000/month.

Per Appraiser: This property offers 3,730 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths and a 2-car garage on a 15,800 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$888
\$500,000	partial interest – scheduled monthly income	\$4,443
\$1,800,000	whole note – scheduled monthly income	\$15,994

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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