

Petaluma, CA (Sonoma County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$185,000
Appraised Value	\$890,000
Combined Loan-to-Value	63% *
Protective Equity	\$330,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$375,000 at 3.125%

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

Comments: *Appraisal dated September 18, 2017*

Our borrower bought this property in 1995.
He has good credit and stable employment.
He will use our loan proceeds to fund a business venture.

Per Appraiser: This property offers 2,422 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on an 8,276 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$999
\$185,000	whole note – scheduled monthly income	\$1,717

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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