

Grover Beach, CA (San Luis Obispo County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$540,000
Appraised Value	\$785,000
Loan-to-Value	69%
Protective Equity	\$245,000
Investor Yield	10.25%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated September 5, 2017*

Our borrowers inherited this property and must now pay off the existing loan. They have good credit and stable employment.

The home is located ½ mile due east of Pismo Beach Golf Course. The current tenant is paying \$3,000/month.

Per Appraiser: This property offers 2,061 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3-car garage on a 7,500 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$540,000	whole note – scheduled monthly income	\$4,692

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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