

Clearlake Oaks, CA (Lake County)

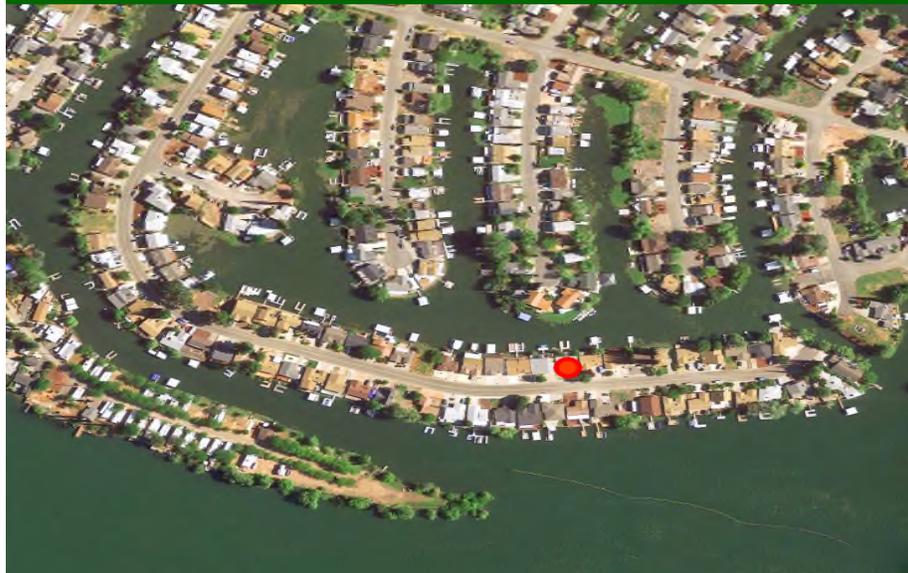
Refinance Rental Property

1st Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$30,000
Zillow Estimate	\$250,000
Loan-to-Value	12%
Protective Equity	\$220,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: *No appraisal*

Our borrower inherited this property in 2005 and owns it free and clear. She will use the proceeds to update the home.

The current tenant is paying \$1,500/month.

Per public records: This property offers 1,554 sq. ft. of living space featuring 2 bedrooms, 2 baths, a 2-car garage and a boat dock.

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

Examples of investor returns —

\$15,000	partial interest – scheduled monthly income	\$127
\$30,000	whole note – scheduled monthly income	\$255

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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