

Santa Maria, CA (Santa Barbara County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$272,000
Appraised Value	\$395,000
Loan-to-Value	69%
Protective Equity	\$123,000
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 November 9, 2017*

Our borrowers bought this property in 2014 for \$346,500. She has excellent credit and owns the home free and clear. The loan proceeds will be used to purchase a rental property.

Per Appraiser: This property offers 2,194 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 4,171 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
\$272,000	whole note – scheduled monthly income	\$2,151

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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