

Roseville, CA (Placer County)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$125,000
Appraised Value	\$335,000
Loan-to-Value	37%
Protective Equity	\$210,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 14, 2017

Our borrower bought this property in 2004.
He has very good credit and owns the home free and clear.
The loan proceeds will be used for a real estate investment.

Per Appraiser: This property offers 1,067 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 9,510 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$150,000	whole note – scheduled monthly income	\$964

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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