

Carmichael, CA (Sacramento 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	\$95,000
Appraised Value	\$670,000
Combined Loan-to-Value	65% *
Protective Equity	\$237,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$338,000 at 3.875%

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

Comments: *Appraisal dated April 22, 2017*

Our borrower bought this property in 2008. He has very good credit and will use the funds for his home staging business

Per Appraiser: This property offers 3,634 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths, 4-car garage and an 885 sq. ft. guest house on a 39,640 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$95,000	whole note – scheduled monthly income	\$882

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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