

Healdsburg, CA (Sonoma County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$400,000
Appraised Value	\$2,450,000
Combined Loan-to-Value	61% *
Protective Equity	\$950,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,100,000 at 6.49%

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

Comments: *Appraisal dated December 28, 2017*

Our borrowers bought this property in 2012. They have very good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 3,306 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths, pool, guest house and a 2-car garage on 1.55 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$400,000	whole note – scheduled monthly income	\$3,554

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CalBRE Real Estate Broker License # 01876453 NMLS ID 254002