

Chico, CA (Butte 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 | \$250,000 |
| Appraised Value | \$430,000 |
| Loan-to-Value | 58% |
| Protective Equity | \$180,000 |
| 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: *Appraisal dated January 23, 2018*

Our borrower has owned this property since 1997.
He has good credit and will use the net proceeds to expand his business.

Per Appraiser: This property offers 1,759 sq. ft. of living space featuring 3 bedrooms, 2 baths, 4-car garage and 1,800 sq. ft. detached workshop on a 23,087 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$425 |
| \$100,000 | partial interest – scheduled monthly income | \$849 |
| \$250,000 | whole note – scheduled monthly income | \$2,123 |

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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