

Fair Oaks, CA (Sacramento County)

Jenner, CA (Sonoma County)

Cross-Collateralized Business Purpose Loan

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	2 Single Family
Occupancy	Owner / Non-Owner
Purpose	Business
Loan Amount	\$500,000
Appraised Value	\$3,050,000
Combined Loan-to-Value	57% *
Protective Equity	\$1,326,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,224,000 at 6.75%

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

Comments: *Appraisal dated February 4, 2018*

This loan will be secured by two properties (as is the senior note). Borrower has very good credit, stable employment and owns a substantial real estate portfolio. The loan proceeds will be used to purchase another investment property.

Property 1 - Per Appraiser: This property offers 5,627 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool and a 5-car garage on 1.92 acres. Value: \$1,750,000

Property 2 - Per Appraiser: This property offers 2,731 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 2-car garage on 2 acres. Value: \$1,300,000

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$500,000	whole note – scheduled monthly income	\$4,841

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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