

**Sebastopol (Sonoma County)**  
**Refinance Rental Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$150,000</b>
Appraised Value	<b>\$1,160,000</b>
Combined Loan-to-Value	<b>43% *</b>
Protective Equity	<b>\$667,000 *</b>
Investor Yield	<b>10.50%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$343,000 at 5.00%

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

**Comments:** *Appraisal dated March 15, 2018*

Our borrowers bought this property in 1977.  
 They have excellent credit.  
 The loan proceeds will be used to buy another rental.

The current tenant is paying \$2,800/month.

Per Appraiser: This property offers 2,198 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage on 1.97 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
\$150,000	whole note – scheduled monthly income	\$1,333

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.



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