

Lompoc (Santa Barbara County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$602,000
Appraised Value	\$860,000
Loan-to-Value	70%
Protective Equity	\$258,000
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 February 16, 2018

Our borrower has owned this property since 2015. He also owns the adjacent property which is his primary residence. Borrower has very good credit and is a licensed contractor.

The property provides two sources of income:
Regular lease to tenant \$2,650/month.
Lease to event planner \$2,000/month.

The property regularly hosts weddings and other events.

Per Appraiser: This property offers 2,086 sq. ft. of living space featuring 3 bedrooms and 2 baths. There are several structures which serve the event operator. The lot size is 6.48 acres.

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
\$602,000	whole note – scheduled monthly income	\$5,112

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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