

**Arnold (Calaveras County)**  
**Refinance Rental Property**  
 1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
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**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$200,000</b>
Appraised Value	<b>\$360,000</b>
Loan-to-Value	<b>56%</b>
Protective Equity	<b>\$160,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated April 12, 2018*

Our borrower has owned her residence since 2006. She has good credit and stable employment. The loan proceeds will be used to buy an income property.

Per Appraiser: This property offers 2,076 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 33,814 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
\$200,000	whole note – scheduled monthly income	\$1,698

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
 ☎ (949) 566-9040 | 📠 (949) 566-9262 | 🌐 [capitalbenefit.com](http://capitalbenefit.com)  
 CalBRE Real Estate Broker License # 01876453 NMLS ID 254002