

Sonora (Tuolumne 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	\$160,000
Appraised Value	\$302,000
Loan-to-Value	53%
Protective Equity	\$142,000
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 April 8, 2018

Our borrower bought this home 2 years ago.
She owns it free and clear and has very good credit.
The loan proceeds will be used to fund a new business venture.

Per Appraiser: This property offers 2,500 sq. ft. of living space featuring 5 bedrooms and 3 baths on 1.5 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
\$160,000	whole note – scheduled monthly income	\$1,359

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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