

Orland (Glenn County)

Refinance Rental Property

1<sup>st</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>\$125,000</b>
Appraised Value	<b>\$242,000</b>
Loan-to-Value	<b>52%</b>
Protective Equity	<b>\$117,000</b>
Investor Yield	<b>9.75%</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 24, 2018*

Our borrower just inherited this property and must now pay off the existing mortgage. He will update the home to maximize rental potential.

Similar properties rent for about \$1,300/month (zillow.com)

Per Appraiser: This property offers 1,912 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a pool on a 5,494 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$830
\$125,000	whole note – scheduled monthly income	\$1,037

**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.



**CapitalBenefit**  
the greener money™

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