

Santa Maria (Santa Barbara County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$265,000
Appraised Value	\$900,000
Combined Loan-to-Value	65% *
Protective Equity	\$311,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$324,000 at 3.375% fixed

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

Comments: *Appraisal dated May 3, 2018*

Our borrower bought this property in 1999. She has very good credit and a proven track record with Capital Benefit. The loan proceeds will be used to purchase another rental.

The previous 12-month lease at \$3,650/month just expired last month. Borrower has listed the property for rent at \$3,950/month.

Per Appraiser: This property offers 2,942 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 42,253 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$265,000	whole note – scheduled monthly income	\$2,460

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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