

**South Lake Tahoe (El Dorado County)**  
**Refinance Residence for Business Purpose**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$150,000</b>
Appraised Value	<b>\$473,000</b>
Loan-to-Value	<b>32%</b>
Protective Equity	<b>\$323,000</b>
Investor Yield	<b>9.00%</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 May 9, 2018*

Our borrower bought this home four years ago and owns it free and clear. She has good credit and will use the loan proceeds for her business.

This property is located 2 miles south of the lake, 2 miles from Heavenly Mountain Resort.

Per Appraiser: This property offers 1,467sq. ft. of living space featuring 3 bedrooms, 1 bath and a detached 2-car garage on a 10,028 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$150,000	whole note – scheduled monthly income	\$1,157

**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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