

Weed (Siskiyou 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 | \$570,000 |
| Appraised Value | \$950,000 |
| Loan-to-Value | 60% |
| Protective Equity | \$380,000 |
| 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 May 11, 2018

Our borrowers bought his home in 2002.
They have very good credit and stable employment.
The net loan proceeds will be used to for business capital

Per Appraiser: This property offers 7,068 sq. ft. of living space featuring 4 bedrooms, 3 baths, a 2-car garage and a detached 3-car garage on 20.5 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 |
| \$570,000 | whole note – scheduled monthly income | \$4,840 |

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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