

Rio Oso (Sutter County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$110,000
Appraised Value	\$380,000
Loan-to-Value	29%
Protective Equity	\$270,000
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 27, 2018*

Our borrower owns several properties. He has good credit and a proven track record with Capital Benefit. The property is free and clear. The loan proceeds will be used to update this home and purchase another rental.

The current tenant pays \$1,550/month.

Per Appraiser: This property offers 1,248 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 2-car garage on 2.48 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$110,000	whole note – scheduled monthly income	\$934

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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