

Clovis (Fresno County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|------------------------|------------------------------|
| Property Type | Single Family |
| Occupancy | Owner |
| Purpose | Business |
| Loan Amount | \$165,000 |
| Appraised Value | \$1,450,000 |
| Combined Loan-to-Value | 51% * |
| Protective Equity | \$708,000 * |
| Investor Yield | 11.00% |
| Term | 3 Years (40 due in 3) |

* 1st mortgage \$577,000 at 4.50%

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

Comments: *Appraisal dated July 5, 2018*

Our borrower bought this home a year ago for \$759,000. He has since spent \$615,000 on a complete remodel. Borrower has excellent credit and will use the loan proceeds to open a new location for his current restaurant business.

Per Appraiser: This property offers 3,861 sq. ft. of living space featuring 4 bedrooms, 4 baths, pool/spa and a 3-car garage on 20 acres.

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 |
| \$165,000 | whole note – scheduled monthly income | \$1,532 |

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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