

Rio Linda (Sacramento 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	\$50,000
Appraised Value	\$310,000
Loan-to-Value	18% *
Protective Equity	\$235,000 *
Investor Yield	9.00%
Term	2 Years (40 due in 2)

* based on recent purchase price of \$285,000

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

Comments: *Appraisal dated July 27, 2018*

Our borrower bought this home 2 months ago for \$285,000. He has good credit and owns the home free and clear. The net loan proceeds will be used to buy an income property.

Per Appraiser: This property offers 1,128 sq. ft. of living space featuring 3 bedrooms, 1 baths and a 1-car garage on a 12,197 sq. ft. lot.

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

Examples of investor returns —

\$50,000 whole note – scheduled monthly income \$387

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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