

**Stockton (San Joaquin County)**

**Refinance Residence for Business Purpose**

**2<sup>nd</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>\$130,000</b>
Appraised Value	<b>\$647,000</b>
Combined Loan-to-Value	<b>65%</b> *
Protective Equity	<b>\$228,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$289,000 at 4.375%

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

**Comments:** *Appraisal dated September 5, 2018*

Our borrower has owned this home since 2008.  
He has very good credit and stable employment.  
The loan proceeds will be used to buy a restaurant franchise.

Per Appraiser: This property offers 2,725 sq. ft. of living space featuring  
4 bedrooms, 3 baths and a 3-car garage on a 9,900 sq. ft. lot.

**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
\$130,000	whole note – scheduled monthly income	\$1,207

**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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