

**Dos Palos (Merced County)**  
**Refinance Rental Property**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
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**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$380,000</b>
Appraised Value	<b>\$565,000</b>
Loan-to-Value	<b>67%</b>
Protective Equity	<b>\$185,000</b>
Investor Yield	<b>10.50%</b>
Term	<b>2 Years (40 due in 2)</b>

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

**Comments:** *Appraisal dated October 22, 2018*

Our borrowers bought this property in November 2017 for \$545,000. They have good credit and stable employment.

The current tenant pays \$3,000/month.

Per Appraiser: This property offers 2,774 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on 5 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$380,000	whole note – scheduled monthly income	\$3,378

**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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