

**Capitola (Santa Cruz County)**  
**Refinance Rental Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Townhouse</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$310,000</b>
Appraised Value	<b>\$3,000,000</b>
Combined Loan-to-Value	<b>65%</b> *
Protective Equity	<b>\$1,053,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$1,637,000 at 4.50%

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

**Comments:** *Appraisal dated September 10, 2018*

Our borrower has owned this home since 1997.  
 The loan proceeds will be used to buy an investment property.

The unit generates up to \$18,000/month depending on the season.

Per Appraiser: This property offers 1,865 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage.

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

Examples of investor returns —

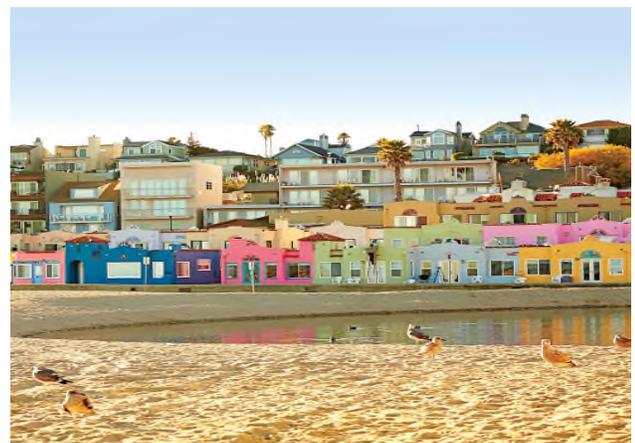
\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$310,000	whole note – scheduled monthly income	\$2,878

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
 ☎ (949) 566-9040 | 📠 (949) 566-9262 | 🌐 [capitalbenefit.com](http://capitalbenefit.com)  
 CA DRE Real Estate Broker License # 01876453 NMLS ID 254002