

Lakehead (Shasta 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>\$425,000</b>
Appraised Value	<b>\$1,400,000</b>
Combined Loan-to-Value	<b>64%</b> *
Protective Equity	<b>\$502,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$473,000 at 4.49%

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

**Comments:** *Appraisal dated January 18, 2019*

Our borrower built this home from the ground up in 2007. This lakeside property generates substantial income through short term rental. Borrower has excellent credit and will use the net loan proceeds to expand his business.

Per Appraiser: This property offers 3,797 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 4,000 sq. ft., 10-car garage with shop on a 6,750 sq. ft. lakefront 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
\$425,000	whole note – scheduled monthly income	\$3,945

**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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