

Santa Cruz (Santa Cruz County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$50,000
Appraised Value	\$720,000
Combined Loan-to-Value	51% *
Protective Equity	\$350,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$320,000 at 5.00%

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

Comments: *Appraisal dated October 8, 2018*

Our borrowers have owned this home since 1996. They have very good credit and stable employment. The loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,312 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and a 1-car garage. The HOA fee is \$504/month which includes pool and other common areas.

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

Examples of investor returns —

\$50,000 whole note – scheduled monthly income \$464

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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