Stockton (San Joaquin)

Refinance Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$150,000**
Appraised Value	**$375,000**
Loan-to-Value	**40%**
Protective Equity	**$225,000**
Investor Yield	**9.25%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated March 12, 2019*

Our borrower has owned this home since 2016.
She has good credit and stable employment.
The net loan proceeds will be used for real estate investment.

The current tenant is paying $2,000/month.

Per Appraiser: This property offers 1,609 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$395
$100,000	partial interest – scheduled monthly income	$791
$150,000	whole note – scheduled monthly income	$1,186

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 | 🖷 (949) 566-9262 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002