

Roseville (Placer County)

Refinance Residence for Business Purpose

1<sup>st</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>\$365,000</b>
Appraised Value	<b>\$560,000</b>
Loan-to-Value	<b>65%</b>
Protective Equity	<b>\$195,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>3 Years</b> (40 due in 3)

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

**Comments:** Appraisal dated March 21, 2019

Our borrower inherited this home in 2014.  
The net loan proceeds will be used for business capital.

Per Appraiser: This property offers 2,481 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 12,257 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$365,000	whole note – scheduled monthly income	\$3,099

**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.



**CapitalBenefit**  
the greener money™

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