

**Fair Oaks (Sacramento 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>\$100,000</b>
Appraised Value	<b>\$1,054,000</b>
Combined Loan-to-Value	<b>55%</b> *
Protective Equity	<b>\$473,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$481,000 at 3.875%

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

**Comments:** *Appraisal dated October 29, 2019*

Our borrower bought this home from the builder in 2017. He has good credit and will use the loan proceeds for his business.

Per Appraiser: This property offers 2,926 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 3-car garage on a 19,737 sq. ft. lot.

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

Examples of investor returns —

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

**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