

Capay (Yolo County)

Refinance Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$450,000
Appraised Value	\$1,400,000
Loan-to-Value	32%
Protective Equity	\$950,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated October 18, 2019*

Our borrower inherited this property in 2018.

The net loan proceeds will be used to make improvements and reopen as a bed and breakfast.

Per Appraiser: The main house offers 2,081 sq. ft. of living space featuring 4 bedrooms, 3 baths and pool. Additional structures include a barn and a detached 3-car garage. The property sits on 41 acres.

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
\$450,000	whole note – scheduled monthly income	\$3,558

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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