

Solvang (Santa Barbara County)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$590,000
Loan-to-Value	34%
Protective Equity	\$390,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated February 21, 2020*

Our borrowers bought this home in September 2019 for \$385,000. They have almost completed a thorough remodel. The home is located in a private golf course community. Borrowers have good credit and stable employment. The loan proceeds will be used to business capital.

Per Appraiser: This property offers 3,138 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 30,056 sq. ft. lot. The land lease fee is \$2,500/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$200,000	whole note – scheduled monthly income	\$1,543

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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