

**Elk Grove (Sacramento 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>\$250,000</b>
Appraised Value	<b>\$520,000</b>
Loan-to-Value	<b>48%</b>
Protective Equity	<b>\$270,000</b>
Investor Yield	<b>9.25%</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 May 30, 2020*

Our borrower has owned this home since 1998. He has good credit and will use the net loan proceeds to buy a rental property.

Per Appraiser: This property offers 2,290 sq. ft. of living space featuring 3 bedrooms, 3 baths, pool and a 2-car garage on a 5,726 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
\$250,000	whole note – scheduled monthly income	\$1,977

**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.



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