

Sacramento (Sacramento County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$270,000
Appraised Value	\$415,000
Loan-to-Value	65%
Protective Equity	\$145,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated June 14, 2020*

Our borrowers bought this home directly from the builder in 2019. They have very good credit and stable employment. The loan proceeds will be used for another real estate investment.

The current tenant is paying \$2,500/month.

Per Appraiser: This property offers 2,032 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, and a 2-car garage. The HOA fee is \$191/month.

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
\$270,000	whole note – scheduled monthly income	\$2,293

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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