

Salinas (Monterey 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>\$325,000</b>
Appraised Value	<b>\$603,000</b>
Loan-to-Value	<b>54%</b>
Protective Equity	<b>\$278,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>2 Years</b> (40 due in 2)

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

**Comments:** Appraisal dated May 13, 2020

Our borrower has owned this home since 2004.  
He has good credit and will use the loan proceeds to start a business.

Per Appraiser: This property offers 2,230 sq. ft. of living space featuring  
4 bedrooms, 2 ½ baths and a 2-car garage on a 5,834 sq. ft. lot.

**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
\$325,000	whole note – scheduled monthly income	\$2,760

**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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