

Bakersfield (Kern County)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$371,000
Appraised Value	\$530,000
Loan-to-Value	70%
Protective Equity	\$159,000
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated November 13, 2020*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment and good credit.

Similar properties rent for about \$3,500/month (zillow.com)

Per Appraisal: This main house features 3 bedrooms, 2 bath, 1,512 sq. ft. of living space. The guest house features 1 bedroom, 1 bath, 768 sq. ft. of living space. Other improvements include a pool/spa, 3 car garage and a barn. The lot size is 53,142 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$371,000	whole note – scheduled monthly income	\$3,005

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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