

Lincoln (Placer County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$312,000
Appraised Value	\$450,000
Loan-to-Value	69%
Protective Equity	\$138,000
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 July 2, 2019*

Our borrower bought this property 6 months ago for \$448,777. She has good credit and is a licensed Real Estate Salesperson. The net loan proceeds will be used to buy another rental property.

The current tenant is paying \$2,900/month.

Per Appraiser: This property offers 2,302 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 5,706 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
\$312,000	whole note — scheduled monthly income	\$2,649

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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