

**Petaluma (Sonoma County)**  
**Refinance Rental Property**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$365,000</b>
Appraised Value	<b>\$560,000</b>
Loan-to-Value	<b>65%</b>
Protective Equity	<b>\$195,000</b>
Investor Yield	<b>9.50%</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 December 30, 2020*

Our borrower has owned this home since 2013.  
He has stable employment and perfect credit.  
The loan proceeds will be used to make the balloon payment  
on the current mortgage.

The current tenant is paying \$2,650/month.

Per Appraiser: This property offers 960 sq. ft. of living space featuring  
3 bedrooms, 1 bath and a 1-car garage on a 6,000 sq. ft. lot.

**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
\$365,000	whole note – scheduled monthly income	\$2,957

**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](https://capitalbenefit.com)

Available to California investors or all qualified investors.



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