

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	\$516,000
Appraised Value	\$735,000
Loan-to-Value	70%
Protective Equity	\$219,000
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 January 30, 2021*

Our borrower is buying this property through a standard sale transaction for the appraised value.

He expects to earn about \$4,500 in monthly income.

Per Appraisal: This property offers 1,874 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2-car garage. Other structures include a 1,340 sq. ft. guest house and a 2,260 sq. ft. shop.

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
\$516,000	whole note — scheduled monthly income	\$4,180

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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Capital Benefit, Inc. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
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