

Salinas (Monterey County)
Refinance Rental Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$185,000
Appraised Value	\$602,000
Combined Loan-to-Value	68% *
Protective Equity	\$190,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$227,000 at 4.85%

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

Comments: *Appraisal dated April 26, 2021*

Our borrowers have owned this home since 2004.
They have good credit and stable employment.
The net loan proceeds will be used for business capital.

The current tenant is paying \$3,300/month.

Per Appraiser: This property offers 1,726 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 5,486 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$464
\$100,000	partial interest — scheduled monthly income	\$928
\$190,000	whole note — scheduled monthly income	\$1,764

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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