

Salinas (Monterey County)
Refinance Investment Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$190,000
Appraised Value	\$440,000
Loan-to-Value	43%
Protective Equity	\$250,000
Investor Yield	9.25%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated May 17, 2021*

Our borrower just inherited this property.
He has good credit and stable employment.
The loan proceeds will be used to fund an extensive remodel.

Per Appraiser: This property offers 1,451 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,534 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$190,000	whole note – scheduled monthly income	\$1,502

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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