

Los Banos (Merced County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$65,000
Appraised Value	\$570,000
Combined Loan-to-Value	68% *
Protective Equity	\$180,000 *
Investor Yield	10.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$390,000 at 5.25%

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

Comments: *Appraisal dated September 13, 2021*

Our borrower has owned this home since 2017.
He has good credit and stable employment.
The loan proceeds will be used to start a new business

Per Appraiser: This property offers 3,125 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, pool and a 2-car garage on a 7,128 sq. ft. lot.

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

\$65,000 whole note – scheduled monthly income \$552

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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