

Pacific Grove (Monterey County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$1,500,000
Appraised Value	\$2,150,000
Loan-to-Value	70%
Protective Equity	\$650,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated August 23, 2021*

Our borrower has owned this home since 2010.
The loan proceeds will be used to make the balloon payment
on the current mortgage.

The current tenant is paying \$9,600/month.

Per Appraiser: This property offers 2,624 sq. ft. of living space featuring
4 bedrooms and 3 baths on a 7,422 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$849
\$500,000	partial interest – scheduled monthly income	\$4,246
\$1,500,000	whole note – scheduled monthly income	\$12,737

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002