

Hollister (Benito County)
Refinance Rental Property
1st 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	\$875,000
Loan-to-Value	21%
Protective Equity	\$690,000
Investor Yield	7.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated October 7, 2021*

Our borrower has owned this home since 2019.
She has good credit and stable employment.
The loan proceeds will be used to make the balloon payment
on the current mortgage and prepay 12 payments on the new loan.

The current tenant is paying \$3,500/month.

Per Appraiser: This property offers 2,445 sq. ft. of living space featuring
4 bedrooms, 3 ½ baths and a 2-car garage on a 7,131 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$329
\$100,000	partial interest – scheduled monthly income	\$658
\$185,000	whole note – scheduled monthly income	\$1,217

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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