

Tracy (San Joaquin County)
Refinance Rental Duplex
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$375,000
Appraised Value	\$560,000
Loan-to-Value	67%
Protective Equity	\$185,000
Investor Yield	8.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated December 2, 2021*

Our borrowers have owned this home since 2011; it is free & clear. They have good credit, stable employment and own a large portfolio of rental real estate. The loan proceeds will be used to purchase another investment property.

The current tenant is paying \$2,425/month.

Per Appraiser: This property consists of 2 buildings:
Unit A: 3 bedrooms, 1 bath, 1,380 sq. ft. living space
Unit B: 1 bedroom, 1 bath, 531 sq. ft. living space
The lot size is 4,135 sq. ft.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$375,000	whole note – scheduled monthly income	\$2,749

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