Tracy (San Joaquin County)

Refinance Rental Duplex

1st Trust Deed Investment



Executive Summary



Property Type

Occupancy

Purpose

Loan Amount

Appraised Value

Duplex

Non Owner

Business

\$375,000

\$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

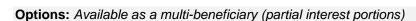
Our borrowers have owned this home since 2011; it is free & clear. They have good credit, stable employment and own a large portfolio of rental real estate.

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.



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.





