

Eureka (Humboldt County)

## Refinance Residence for Business Purpose

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$180,000</b>
Appraised Value	<b>\$265,000</b>
Loan-to-Value	<b>68%</b>
Protective Equity	<b>\$85,000</b>
Investor Yield	<b>10.25%</b>
Term	<b>3 Years</b> (40 due in 3)

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

### Comments: *Appraisal dated March 18, 2021*

Our borrowers have had a loan with Capital Benefit for 20 months and have maintained a perfect payment history. They have good credit and stable employments. The net loan proceeds will be used to expand their business.

Per Appraiser: This property offers 1,115 sq. ft. of living space featuring 3 bedrooms, 1 bath and a detached 1-car garage on a 7,500 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$180,000	whole note – scheduled monthly income	\$1,564

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.



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