

South Lake Tahoe (El Dorado County)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,332,500
Appraised Value	\$2,107,000
Loan-to-Value	65% *
Protective Equity	\$717,500 *
Investor Yield	10.25%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$2,050,000

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

Comments: *Appraisal dated February 1, 2024*

Our borrowers are buying this property for \$67,000 less than the appraised value.
They have stable employment and very good credit.

Similar properties rent seasonally for about \$4,000/week

Per Appraisal: This property offers 4,134 sq. ft. of living space featuring 6 bedrooms, 6 baths and a 3-car garage on a 25,996 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
\$1,322,500 whole note – scheduled monthly income	\$11,577

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.



Capital Benefit, Inc. 3857 Birch St. #127 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002