

**Rocklin (Placer County)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</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>\$105,000</b>
Appraised Value	<b>\$715,000</b>
Combined Loan-to-Value	<b>70%</b> *
Protective Equity	<b>\$215,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$395,000 at 5.125%

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

**Comments:** *Appraisal dated May 5, 2022*

Borrowers have very good credit and stable employment.  
The loan proceeds will be used to start a new business.

Per Appraiser: This property offers 1,424 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 1-car garage on a 8,605 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$105,000	whole note – scheduled monthly income	\$975



**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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