

**Raymond (Madera County)**  
**Refinance Rental Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$100,000</b>
Appraised Value	<b>\$885,000</b>
Combined Loan-to-Value	<b>54%</b> *
Protective Equity	<b>\$410,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$375,000 at 4.375%

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

**Comments:** *Appraisal dated August 8, 2022*

Our borrower has owned this home since 2019. She has good credit, stable employment and holds a real estate license. The loan proceeds will be used for business capital.

The current tenant is paying \$1,800/month.

Per Appraiser: This property offers 2,248 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on 68.45 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	whole note – scheduled monthly income	\$928

**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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