

Santa Barbara
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$2,200,000
Appraised Value	\$4,000,000
Loan-to-Value	55%
Protective Equity	\$1,800,000
Investor Yield	9.375%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated September 7, 2022*

Our borrowers have owned this property since 1988. They have good credit and stable employment. The net loan proceeds will be used for business capital.

The current tenant is paying \$14,000/month.

Per Appraiser: This property offers 4,203 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths and a 3-car garage on 0.61 acres. The community includes a common pool and clubhouse.

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

Examples of investor returns —

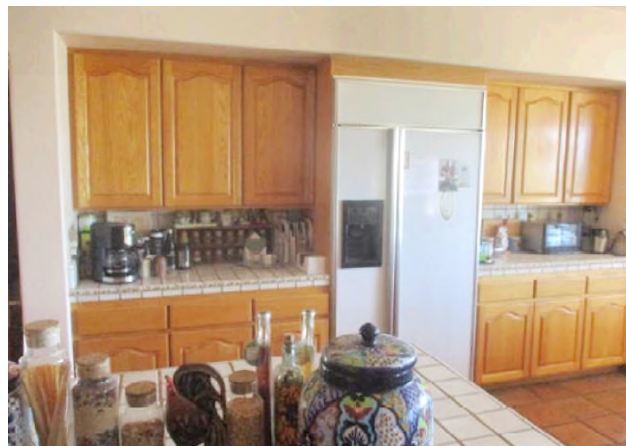
\$50,000	partial interest – scheduled monthly income	\$400
\$100,000	partial interest – scheduled monthly income	\$800
\$2,200,000	whole note – scheduled monthly income	\$17,608

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.



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