

Shafter (Kern County)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$351,000
Loan-to-Value	57%
Protective Equity	\$151,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 12, 2022

Our borrower has owned this property for 18 years. She has good credit and stable employment. The net loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,977 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 8,712 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$200,000	whole note – scheduled monthly income	\$1,698

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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