

Fairfield (Solano County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$397,000
Loan-to-Value	25%
Protective Equity	\$297,000
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 January 23, 2023*

Our borrower has owned this property for eight years. She has good credit and stable employment. The net loan proceeds will be used to start a business.

Per Appraiser: This property offers 869 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 2-car garage on a 5,227 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	whole note – scheduled monthly income	\$849

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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