

Tracy (San Joaquin County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$575,000
Appraised Value	\$1,078,000
Loan-to-Value	53%
Protective Equity	\$503,000
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 August 12, 2023

Our borrower has owned this property for over 20 years. He has perfect credit, stable employment and a 5-year, perfect payment history with Capital Benefit.

The current tenant is paying \$3,900/month.

Per Appraiser: This property offers 3,678 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths and a 3-car garage on a 18,652 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
\$575,000	whole note – scheduled monthly income	\$4,883

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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