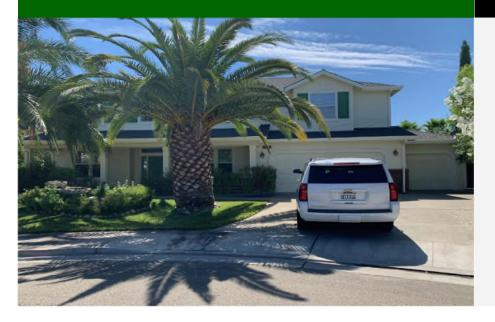
Tracy (San Joaquin County)

Refinance Rental Property

1st Trust Deed Investment



Executive Summary



Property Type
Occupancy
Purpose
Loan Amount
Appraised Value
Single Family
Non Owner
Business
575,000
\$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.





