

Antioch, CA (Contra Costa)

Refinance of Rehabbed Rental Duplex

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Non-Owner
Loan Amount	\$110,000
Appraised Value	\$170,000
Loan-to-Value	65%
Protective Equity	\$60,000
Investor Yield	10.75%
Term	5 Years (40 due in 5)

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

Comments: Appraisal dated August 8, 2012

Our borrower is a professional real estate investor with a portfolio of 24 rental properties, many owned free and clear. He shows good credit with a middle score of 707.

The property has been fully rehabbed and rents total \$2,195/month. The borrower is raising capital to finance additional acquisitions.

The appraiser states: "The subject properties are two separate homes that have been updated including newer wood exterior siding, new paint and trim, composite roofs, newer, dual pane windows, all tile floors, both units have newer interior cabinets throughout, Unit A has granite counters, and ceiling fans in both bedrooms as well as in the utility room and great room."

Per Appraiser: The property offers two separate detached unit:
Unit A offers 982 sq. ft. of living space featuring 2 bedrooms, 1 bath
Unit B offers 788 sq. ft. of living space featuring 2 bedrooms, 1 bath
The lot size is 8,000 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$454
\$110,000	whole note — scheduled monthly income	\$999

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com

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