

Dublin, CA (Alameda)

## Short Refinance of Primary Residence

1<sup>st</sup> Trust Deed Investment



**Capital Benefit**  
the greener money™

### Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Owner                 |
| Loan Amount       | \$411,000             |
| Appraised Value   | \$715,000             |
| Loan-to-Value     | 58%                   |
| Protective Equity | \$304,000             |
| Investor Yield    | 10.50%                |
| Term              | 7 Years (40 due in 7) |

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

#### Comments: *Appraisal dated August 26, 2012*

Our borrowers owe \$800,695 on their current loan. They have now successfully negotiated with their lender to settle that debt for \$600,750.

Borrowers will deposit \$190,000 cash in escrow which together with our new loan will pay that settlement.

The borrowers have owned and operated a sushi restaurant in Pleasanton for the last 20 years and have documented their income.

Per Appraiser: The property offers 2,627 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 4,931 sq. ft. lot.



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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$444   |
| \$100,000 | partial interest – scheduled monthly income | \$888   |
| \$411,000 | whole note – scheduled monthly income       | \$3,652 |

**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](http://capitalbenefit.com)



Available to California investors or all qualified investors.



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