

West Oakland, CA (Alameda)
Refinance Remodeled Triplex
1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Triplex
Occupancy	Non-Owner
Loan Amount	\$307,000
Appraised Value	\$520,000
Loan-to-Value	59%
Protective Equity	\$213,000
Investor Yield	11.00%
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 24, 2013*

Our borrower was the original contractor who started the remodel. The then-owner lost the property to the bank, and borrower purchased it. Capital Benefit financed that purchase 2 years ago. The borrower has a perfect payment history with us and maintains good credit.

He has now completed the remodel which included: new foundation, framing, roof, plumbing, wiring, windows, drywall and radiant floor heating.

The loan proceeds will be used to pay off the current loans and provide capital for new projects.

Borrower has obtained condo conversion approval from the City. The appraiser estimates that if the units were sold separately, the total sales proceeds could be in excess of \$700,000.

Per Appraiser: The property consists of
Unit 1: 3 bedrooms, 2 baths, 1,312 sq. ft. of living space, renting at \$2,200
Unit 2: 3 bedrooms, 2 baths, 1,300 sq. ft. of living space, renting at \$2,200
Back unit: 1 bedroom, 1 bath, 477 sq. ft. of living space, renting at \$1,200

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$307,000	whole note – scheduled monthly income	\$2,850

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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