Half Moon Bay, CA (San Mateo)

Refinance Waterfront Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$800,000**
Appraised Value	**$1,550,000**
Loan-to-Value	**52%**
Protective Equity	**$750,000**
Investor Yield	**9.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated February 18, 2015*

Our borrower bought this property in late 2012 in an all-cash transaction. Capital Benefit then provided financing in early 2013. Borrower has now completed an extensive remodel and wants to refinance to free up cash for another project on the adjacent parcel.

He believes the property will generate $6,000/month in seasonal rentals.

Per Appraiser: This property offers 1,436 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 1-car garage on a 10,300 sq. ft. ocean front lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$771
$250,000	partial interest – scheduled monthly income	$1,928
$800,000	whole note – scheduled monthly income	$6,171

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.