

San Rafael, CA (Marin)

Refinance Investment Property

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$840,000
Appraised Value	\$1,400,000
Loan-to-Value	60%
Protective Equity	\$560,000
Investor Yield	10.25%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated July 1, 2013*

Our borrower is a developer who completely remodeled this property. He will use the loan proceeds to pay off the existing mortgage and use the balance to landscape and hardscape the large lot to maximize the property's value.

The home is vacant and borrower will prepay 6 monthly mortgage payments. His exit strategy is to sell the property within 9 – 12 months.

Per Appraiser: This highly upgraded property offers 3,703 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 2-car garage on 1.76 acres.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$869
\$500,000	partial interest – scheduled monthly income	\$4,344
\$840,000	whole note – scheduled monthly income	\$7,298

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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