

Piedmont, CA (Alameda)
Business Purpose Loan
2nd Trust Deed Investment



Capital Benefit
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Executive Summary



Property Type	Single Family
Occupancy	Business Purpose
Loan Amount	\$250,000
Appraised Value	\$2,000,000
Combined Loan-to-Value	67% *
Protective Equity	\$658,000 *
Investor Yield	12.00%
Term	2 Years (40 due in 2)
* 1 st mortgage: \$1,092,000 at 2.125%	

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

Comments: Appraisal dated August 21, 2013

Our borrowers have owned this home since 1990. They will use the loan proceeds to finance their business expansion. Husband is a licensed California Real Estate Broker. They have good credit, stable employment and own a large office building.

Per Appraiser: This property offers 3,434 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 3-car garage on a 10,036 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,008
\$250,000	whole note – scheduled monthly income	\$2,521

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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