

Livermore, CA (Alameda)

## No-Cash Out Refinance of Rental Property

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



**CapitalBenefit**  
the greener money™

### Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$770,000</b>
Appraised Value	<b>\$1,100,000</b>
Loan-to-Value	<b>70%</b>
Protective Equity	<b>\$330,000</b>
Investor Yield	<b>11.00%</b>
Term	<b>2 Years (40 due in 2)</b>

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

#### Comments: Appraisal dated February 7, 2014

Our borrowers have owned this property since 1994. They have negotiated a short refinance with the current lender and will bring over \$90,000 into escrow to close this transaction. Borrowers have stable employment, good credit and own a large residence nearby.

The property is currently vacant as borrowers were contemplating selling it. But if this transaction closes, they plan to rent it out at \$5,500/month.

Per Appraiser: This property offers 3,571 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 4-car garage on a 15,878 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$250,000	partial interest – scheduled monthly income	\$2,321
\$770,000	whole note – scheduled monthly income	\$7,148

**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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