Corte Madera, CA (Marin)

Refinance Rental Property at 50% LTV

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$350,000**
Appraised Value	**$700,000**
Loan-to-Value	**50%**
Protective Equity	**$350,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated April 2, 2014*

Our borrower will use the loan proceeds to pay tax obligations and to remodel the property.

The home is located ½ mile west of the Town Center mall.

Borrower will prepay 6 months of interest at close of escrow.

Per Appraiser: This property consists of 2 buildings on an 8,350 sq. ft. lot:
The main home offers 900 sq. ft. of living space featuring
2 bedrooms, 1 bath (rented at $700/month)
The second structure features a 786 sq. ft. shop (rented at $1,300/month)
and a 373 sq. ft. converted garage (rented at $500/month)

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$350,000	whole note – scheduled monthly income	$3,110

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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