Burlingame, CA (San Mateo)

Refinance Rental Condominium

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$118,000**
Appraised Value	**$690,000**
Combined Loan-to-Value	**70%** *
Protective Equity	**$207,000** *
Investor Yield	**12.99%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $365,000 at 6.375% fixed

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

Comments: *Appraisal dated June 19, 2014*

Our borrower bought this property in 2006 for $580,000.
She will use the loan proceeds for the downpayment on a rental duplex.

The current long-term tenant is paying $2,500/month.

The unit is located across the street from Burlingame High School.

Per Appraiser: This property offers 1,052 sq. ft. of living space featuring 2 bedrooms, 2 baths and 2 covered parking spaces. HOA fee is $385.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$544
$100,000	partial interest – scheduled monthly income	$1,089
$118,000	whole note – scheduled monthly income	$1,285

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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