

Fremont, CA (Alameda)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$215,000
Appraised Value	\$760,000
Loan-to-Value	28%
Protective Equity	\$545,000
Investor Yield	9.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated January 24, 2015*

Our borrowers have owned this home for twenty years and carry no debt against it. They will use the loan proceeds to buy another rental property.

The property is currently rented for \$3,000/month.

Per Appraiser: This property offers 1,659 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 4,336 sq. ft. lot.

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

Examples of investor returns —

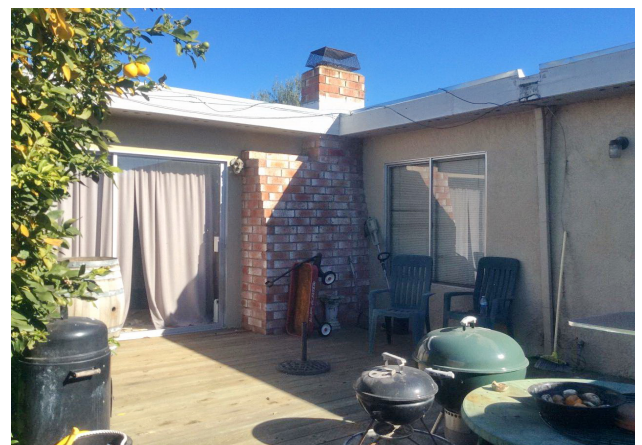
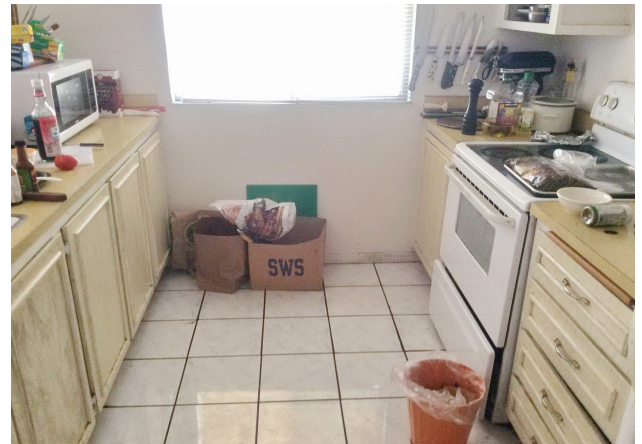
\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$215,000	whole note – scheduled monthly income	\$1,742

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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