San Rafael, CA (Marin)

Refinance Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$1,110,000**
Appraised Value	**$1,630,000**
Loan-to-Value	**68%**
Protective Equity	**$520,000**
Investor Yield	**10.30%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated July 1, 2015*

Our borrower is a developer who just finished this project.
He will use the net cash proceeds to start work on another property.

The property is currently listed for sale and vacant.
Borrower prefers to hold the property and rent it out.
Appraiser estimates market rent to be $6,950/month.

Per Appraiser: This property offers 3,006 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 2-car garage on a 11,000 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$873
$500,000	partial interest – scheduled monthly income	$4,364
$1,110,000	whole note – scheduled monthly income	$9,688

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002