

**San Carlos, CA (San Mateo)**  
**Refinance Rental Property**  
**2<sup>nd</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>\$100,000</b>             |
| Appraised Value        | <b>\$1,375,000</b>           |
| Combined Loan-to-Value | <b>53%</b> *                 |
| Protective Equity      | <b>\$647,000</b> *           |
| Investor Yield         | <b>12.00%</b>                |
| Term                   | <b>2 Years</b> (40 due in 2) |

\* 1<sup>st</sup> mortgage \$628,000 at 2.00%

**Comments:** *Appraisal dated July 24, 2015*

Our borrowers bought this property in 2006. They have good credit and stable employment: licensed contractor and licensed real estate agent. The loan proceeds will be used to fund business expansion.

The property is currently rented for \$5,000/month.

Per Appraiser: This property offers 1,166 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 2-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |       |
|-----------|---------------------------------------------|-------|
| \$50,000  | partial interest – scheduled monthly income | \$444 |
| \$100,000 | whole note – scheduled monthly income       | \$889 |

**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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