

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



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$241,000
Appraised Value	\$1,065,000
Loan-to-Value	23%
Protective Equity	\$824,000
Investor Yield	8.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated December 1, 2015*

Our borrower bought this property in 2013 for \$866,500 and is in the final stages of a thorough remodel. He will use the loan proceeds to make the balloon payment on his current loan.

The property is located just ½ mile from the UC Berkeley campus.

Per Appraiser: This property offers 2,013 sq. ft. of living space featuring 3 bedrooms, 4 baths and a 2-car garage on a 13,220 sq. ft. view lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$241,000	whole note – scheduled monthly income	\$1,767

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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