Menlo Park, CA (San Mateo)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$1,190,000**
Appraised Value	**$1,700,000**
Loan-to-Value	**70%** *
Protective Equity	**$510,000** *
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $1,700,000

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

Comments: *Appraisal dated February 9, 2016*

Our borrowers are buying this property through a standard sale transaction for the appraised value.
They have stable employment, excellent credit and own their residence free & clear.

The current owner bought the home in 2002 for $930,000.

Similar properties rent for about $7,500/month (zillow.com)

Per Appraiser: This property offers 2,072 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. HOA amenities include security and pool. HOA fee is $630/month.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$869
$250,000	partial interest – scheduled monthly income	$2,172
$1,190,000	whole note – scheduled monthly income	$10,339

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.