

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



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$830,000
Appraised Value	\$1,300,000
Loan-to-Value	63%
Protective Equity	\$470,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated 03/11/2016 – recertified 10/21/2016*

Our borrower bought this property in 2003 directly from the builder for \$991,000. He has very good credit and owns an additional three homes in Hayward. Our loan will be used to make the balloon payment on the current loan.

The property is currently rented for \$4,500/month.

Per Appraiser: This property offers 3,721 sq. ft. of living space featuring 6 bedrooms, 4 baths and a 3-car garage on a 9,074 sq. ft. panoramic, bay view lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$928
\$250,000	partial interest – scheduled monthly income	\$2,321
\$830,000	whole note – scheduled monthly income	\$7,426

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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