

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	\$852,000
Appraised Value	\$1,300,000
Loan-to-Value	66%
Protective Equity	\$448,000
Investor Yield	9.50%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated March 11, 2016

Our borrower bought this property 13 years ago for \$991,000 from the builder. The last few years, it has served as a rental property. The loan proceeds will be used to make the balloon payment on the current mortgage.

The property is currently rented at \$5,100/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. view lot.

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

Examples of investor returns —

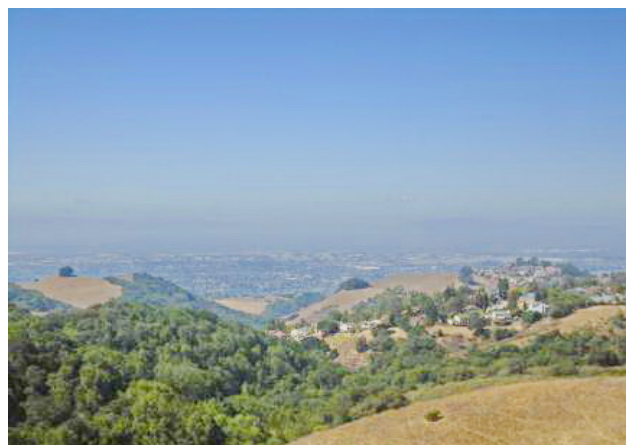
\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$852,000	whole note – scheduled monthly income	\$6,902

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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