

Dublin, CA (Alameda)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$325,000
Appraised Value	\$1,900,000
Combined Loan-to-Value	69% *
Protective Equity	\$593,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$982,000 at 2.547%

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

Comments: Appraisal dated March 24, 2016

Our borrowers bought this property in 2004 directly from the builder. He has stable employment and good credit. The loan proceeds will fund a real estate investment.

Per Appraiser: This property offers 5,532 sq. ft. of living space featuring 6 bedrooms, 6 ½ baths, pool/spa and a 3-car garage on a 10,205 sq. ft. view lot.

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

Examples of investor returns —

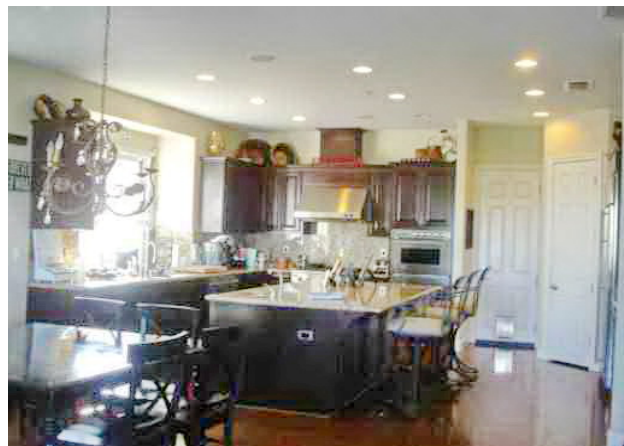
\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$325,000	whole note – scheduled monthly income	\$4,503

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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