

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



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$520,000
Loan-to-Value	19%
Protective Equity	\$420,000
Investor Yield	8.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated June 8, 2016*

Our borrower owns this rental property free and clear. He will use the loan proceeds to remodel the home.

Per Appraiser: This property offers 792 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 1-car garage on a 4,000 sq. ft. lot.

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

Examples of investor returns —

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

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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