

Menlo Park, CA (San Mateo)
Refinance Rental Property
 2nd Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$990,000
Combined Loan-to-Value	60% *
Protective Equity	\$393,000 *
Investor Yield	11.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$397,000 at 3.25%

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

Comments: *Appraisal dated June 15, 2016*

Our borrowers bought this property in 1992. They have good credit and stable employment. The loan proceeds will be used to update the property and fund a business venture.

The property is located just 2 blocks south of the Facebook campus.

The current tenant is paying \$3,500/month.

Per Appraiser: This property offers 1,810 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 1-car garage on a 6,000 sq. ft. 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
\$200,000	whole note – scheduled monthly income	\$1,936

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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