

Berkeley, CA (Alameda)
Refinance Apartment Building
2nd Trust Deed Investment



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Executive Summary



Property Type	5 Units
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$500,000
Appraised Value	\$1,650,000
Loan-to-Value	64% *
Protective Equity	\$593,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$557,000 at 5.00%

Comments: *Appraisal dated August 15, 2016*

Our borrower has owned this property for 40 years. He has excellent credit and owns a large portfolio of real estate. The funds will be used to purchase another rental.

This property is located just one block south of the UC Berkeley campus.

Per Appraiser: This property consists of two buildings on a 6,750 sq. ft. lot

- Unit A: 1 bedroom, 1 bath, 967 sq. ft. rented at \$2,000/month
- Unit B: 2 bedroom, 1 bath, 1,474 sq. ft. rented at \$3,200/month
- Unit C: studio, 398 sq. ft. rented at \$1,500/month
- Unit D: studio, 557 sq. ft. rented at \$2,100/month
- Cottage: 1 bedroom, 1 bath, 679 sq. ft. rented at \$2,800/month



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
\$500,000	whole note – scheduled monthly income	\$4,841

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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