

Berkeley, CA (Alameda)
Refinance Rental Fourplex
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Fourplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$500,000
Appraised Value	\$1,075,000
Loan-to-Value	47%
Protective Equity	\$575,000
Investor Yield	10.00%
Term	4 Years (40 due in 4)

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

Comments: *Appraisal dated August 15, 2016*

Our borrower inherited this property two years ago. She owns it free and clear and will use the loan proceeds to pay taxes and improve the units.

The property is located 1 mile southwest of the UC Berkeley campus.

Per Appraiser: The lot size is 3,500 sq. ft.

Unit A: 997 sq. ft. of living space, 3 bedrooms, 2 baths @ \$1,700/month

Unit B: 575 sq. ft. of living space, 1 bedroom, 1 bath @ \$1,300/month

Unit C: 575 sq. ft. of living space, 1 bedroom, 1 bath @ \$1,300/month

Unit D: 730 sq. ft. of living space, 1 bedroom, 1 bath @ \$1,300/month

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$500,000	whole note – scheduled monthly income	\$4,246

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
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