

Hayward, CA (Alameda)

## Purchase of Bank-Owned Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$718,000</b>
Appraised Value	<b>\$1,135,000</b>
Loan-to-Value	<b>67%</b> *
Protective Equity	<b>\$350,750</b> *
Investor Yield	<b>9.25%</b>
Term	<b>2 Years</b> (40 due in 2)

\* based on Purchase Price of \$1,068,750

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

### Comments: *Appraisal dated December 12, 2016*

Our borrower is buying this property directly from Wells Fargo for \$66,250 less than the appraised value. He has stable employment and excellent credit.

The previous owner bought the home in 2007 for \$1,085,500 directly from the builder, Toll Brothers. The home is part of the Stonebrea Country Club, located 1 mile east of the Cal State East Bay campus.

Similar properties rent for about \$4,700/month (zillow.com)

Per Appraiser: This property offers 3,598 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 2-car garage on a 8,413 sq. ft. lot with partial bay views.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$791
\$500,000	partial interest – scheduled monthly income	\$3,953
\$718,000	whole note – scheduled monthly income	\$5,677

**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](http://capitalbenefit.com)



Available to California investors or all qualified investors.



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