

Oakland, CA (City of Alameda)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$165,000
Appraised Value	\$975,000
Combined Loan-to-Value	46% *
Protective Equity	\$528,000 *
Investor Yield	10.75%
Term	3 Years (40 due in 3)

* 1st mortgage \$282,000 at 2%

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

Comments: *Appraisal dated November 11, 2016*

Our borrower has owned this top floor loft for 20 years. He has good credit and stable employment. The loan proceeds will be used to fund his business venture.

The building is located just one block from Jack London Square.

Per Appraiser: This property offers 1,990 sq. ft. of living space featuring 3 bedrooms, 1 baths and 2 parking spots. The HOA fee is \$651/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$908
\$165,000	whole note – scheduled monthly income	\$1,499

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.

