

San Pablo, CA (Contra Costa)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$340,000
Loan-to-Value	44%
Protective Equity	\$190,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated January 11, 2017

Our borrowers bought this home directly from the Fannie Mae for \$155,000 in 2011. They own it free and clear. Borrowers have good credit and stable employment and will use the loan proceeds to fund a business venture.

Per Appraiser: This property offers 1,531 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is \$285/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$150,000	whole note – scheduled monthly income	\$1,186

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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