

East Palo Alto, CA (San Mateo)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Owner
Purpose	Business
Loan Amount	\$130,000
Appraised Value	\$680,000
Combined Loan-to-Value	60% *
Protective Equity	\$270,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$280,000 at 3.375%

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

Comments: *Appraisal dated January 12, 2017*

Our borrowers bought this property in 2008 for \$419,000. He has very good credit and will use our loan proceeds to fund a business venture.

Per Appraiser: This property offers 1,412 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 1-car garage. The HOA fee is \$365/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$130,000	whole note – scheduled monthly income	\$1,207

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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