

Redwood City, CA (San Mateo)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$600,000
Appraised Value	\$1,235,000
Loan-to-Value	49%
Protective Equity	\$635,000
Investor Yield	8.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated May 25, 2017*

Our borrowers bought this property in 1994. They have stable employment and good credit. The loan proceeds will be used for a real estate investment.

The current tenant pays \$3,000/month.

Per Appraiser: This property offers 939 sq. ft. of living space featuring 2 bedrooms, 1 bath, an attached 260 sq. ft. studio and a 1-car garage on a 5,500 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$385
\$100,000	partial interest – scheduled monthly income	\$771
\$600,000	whole note – scheduled monthly income	\$4,624

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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