

Kensington, CA (Contra Costa)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$120,000
Appraised Value	\$1,170,000
Combined Loan-to-Value	54% *
Protective Equity	\$536,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$514,000 at 3.00%

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

Comments: Appraisal dated September 28, 2017

Our borrower bought this property in 2003.
He has good credit and stable employment.
The loan proceeds will be used to fund his business.

Per Appraiser: This property offers 1,536 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on an 11,500 sq. ft. lot.

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

Examples of investor returns —

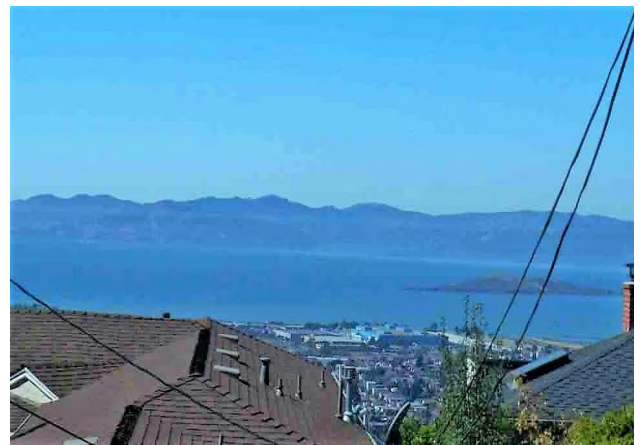
\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$120,000	whole note – scheduled monthly income	\$1,114

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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