

Woodside, CA (San Mateo County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$330,000
Appraised Value	\$2,000,000
Combined Loan-to-Value	64% *
Protective Equity	\$724,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$946,000 at 4.00%

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

Comments: *Appraisal dated October 14, 2017*

Our borrower bought this property in 2004.
She has very good credit and stable employment.
She will use our loan proceeds to fund a business venture.

The home is currently rented for \$6,000/month.

The property is located in the second most expensive ZIP codes in CA.

Per Appraiser: This property offers 1,460 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 1-car garage on a 19,602 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
\$330,000	whole note – scheduled monthly income	\$3,063

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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