

Hayward, CA (Alameda County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$495,000
Appraised Value	\$745,000
Loan-to-Value	66%
Protective Equity	\$250,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated November 4, 2017*

Our borrower bought this property in 2005 for \$695,000. She has good credit and will use our loan to make the balloon payment on her current mortgage.

The current tenant is paying \$3,300/month.

Per Appraiser: This property offers 1,825 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 19,515 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$495,000	whole note – scheduled monthly income	\$4,203

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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