

East Palo Alto, CA (San Mateo County)

## Refinance Income Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$550,000</b>
Appraised Value	<b>\$1,300,000</b>
Loan-to-Value	<b>42%</b>
Protective Equity	<b>\$750,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>2 Years (40 due in 2)</b>

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

### Comments: *Appraisal dated December 4, 2017*

Our borrowers have owned this property for 30 years. The loan proceeds will be used to pay off the current mortgage and remodel the home.

The property is currently used as a licensed guest house.

Per Appraiser: This property offers 1,700 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 2-car garage on a 13,227 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
\$550,000	whole note – scheduled monthly income	\$4,670

**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](http://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](http://capitalbenefit.com)  
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