

Oakland, CA (Alameda County)

Refinance Rental Property

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



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Townhouse</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$385,000</b>
Appraised Value	<b>\$730,000</b>
Loan-to-Value	<b>53%</b>
Protective Equity	<b>\$345,000</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 January 19, 2018*

Our borrower bought this property in 2005 for \$500,000. He has very good credit and will use the net loan proceeds to fund his business.

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

Per Appraiser: This property offers 1,404 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage.

### 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
\$385,000	whole note – scheduled monthly income	\$3,269

**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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