

**Pittsburg (Contra Costa County)**

**Refinance Residence for Business Purpose**

**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$135,000</b>
Appraised Value	<b>\$526,000</b>
Combined Loan-to-Value	<b>60%</b> *
Protective Equity	<b>\$211,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$180,000 at 4.125%

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

**Comments:** *Appraisal dated April 23, 2018*

Our borrower bought this property in 2016. She has very good credit and will use the loan proceeds to purchase another investment property.

Per Appraiser: This property offers 2,326 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 10,901 sq. ft. corner 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
\$135,000	whole note – scheduled monthly income	\$1,253

**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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