

San Mateo (San Mateo 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>\$450,000</b>
Appraised Value	<b>\$1,222,000</b>
Combined Loan-to-Value	<b>66% *</b>
Protective Equity	<b>\$410,000 *</b>
Investor Yield	<b>11.00%</b>
Term	<b>3 Years (40 due in 3)</b>
* 1 <sup>st</sup> mortgage \$362,000 at 3.37% until 7/1/2023	

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

**Comments:** *Appraisal dated May 1, 2018*

Our borrowers bought this property in 2011.  
They have very good credit and stable employment.  
The loan proceeds will be used to purchase an investment property.

Per Appraiser: This property offers 1,053 sq. ft. of living space featuring  
4 bedrooms, 2 baths and a 1-car garage on a 5,500 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
\$450,000	whole note – scheduled monthly income	\$4,177

**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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