

Antioch (Contra Costa 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	\$425,000
Appraised Value	\$615,000
Loan-to-Value	69%
Protective Equity	\$190,000
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 May 10, 2018*

Our borrower has owned this home since 2012.
He has good credit and stable employment.
Our loan will be used to pay off the current mortgages.

The home is rented out for \$2,850/month.

Per Appraiser: This property offers 3,340 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-car garage on a 7,700 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$425,000	whole note – scheduled monthly income	\$2,406

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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