Piedmont **(Alameda County)**

Refinance Rental Property

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$400,000**
Appraised Value	**$2,200,000**
Combined Loan-to-Value	**45%** *
Protective Equity	**$1,207,000** *
Investor Yield	**10.25%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $593,000 at 3.50%

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

Comments: *Appraisal dated May 22, 2018*

Our borrowers bought this property in 2005.
They have very good credit and stable employment.
The loan proceeds will be used to fund a business venture.

The property generates $4,700/month in rental income.

Per Appraiser: This property offers 2,763 sq. ft. of living space featuring 4 bedrooms, 3 baths and a detached 2-car garage on a 17,850 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$869
$400,000	whole note – scheduled monthly income	$3,475

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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 | 🖷 (949) 566-9262 | capitalbenefit.com
CalBRE Real Estate Broker License # 01876453 NMLS ID 254002