

Oakland (Alameda)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$175,000
Appraised Value	\$815,000
Combined Loan-to-Value	58% *
Protective Equity	\$345,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$295,000 at 3.625%

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

Comments: *Appraisal dated June 21, 2018*

Our borrowers have owned this home for 20 years. They have excellent credit and stable employment. The loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 1,386 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 4-car garage on a 10,608 sq. ft. bay view 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
\$175,000	whole note – scheduled monthly income	\$1,625

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
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002