

Mill Valley (Marin County)
Refinance Residence for Business Purpose
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$1,250,000
Appraised Value	\$5,500,000
Combined Loan-to-Value	64% *
Protective Equity	\$1,985,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$2,265,000 at 4.25%

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

Comments: *Appraisal dated July 17, 2018*

Our borrowers have owned this home since 2014. The loan proceeds will be used to pay off a current 2nd mortgage and provide business capital.

Per Appraiser: This property offers 3,579 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 2-car garage on a 27,030 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$889
\$500,000	partial interest – scheduled monthly income	\$4,443
\$1,250,000	whole note – scheduled monthly income	\$11,107

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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