

San Mateo (San Mateo County)
Refinance Income Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,150,000
Appraised Value	\$2,300,000
Loan-to-Value	50%
Protective Equity	\$1,150,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated 7/12/2018*

Our borrower owns a substantial real estate portfolio. She has very good credit and has operated a care home out of the subject property for over 10 years. The loan proceeds will be used to make the balloon payment on the current mortgage.

Per public records: This property offers 3,090 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,300 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$771
\$500,000	partial interest – scheduled monthly income	\$3,857
\$1,150,000	whole note – scheduled monthly income	\$8,871

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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