Oakland **(Alameda Country)**

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	**$290,000**
Appraised Value	**$2,100,000**
Combined Loan-to-Value	**54%** *
Protective Equity	**$962,000** *
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $848,000 at 4.625%

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

Comments: *Appraisal dated July 1, 2018*

Our borrowers have owned this home since 2005.
They have good credit and stable employment.
The loan proceeds will be used for business capital.

Per Appraiser: This property offers 5,893 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 33,649 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$290,000	whole note – scheduled monthly income	$2,634

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.