

Menlo Park (San Mateo 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	\$350,000
Appraised Value	\$1,450,000
Combined Loan-to-Value	39% *
Protective Equity	\$884,000 *
Investor Yield	10.25%
Term	2 Years (40 due in 2)

* 1st mortgage \$216,000 at 5.00%

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

Comments: *Appraisal dated July 26, 2018*

Our borrowers inherited this property last year. They must now pay off debts incurred by the previous owner. The balance of the funds will be used to fund a catering business.

Per Appraiser: This property offers 1,737 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 6,000 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	\$867
\$350,000	whole note – scheduled monthly income	\$3,041

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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