

San Rafael (Marin County)
Refinance Rental Property
 1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$310,000
Appraised Value	\$455,000
Loan-to-Value	68%
Protective Equity	\$145,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 30, 2018*

Our borrower has owned this investment property since 2008. She has good credit and stable employment. The net loan proceeds will be used to buy an income property.

The unit is located 2 blocks from the San Francisco Bay. The current tenant pays \$3,500/month.

Per Appraiser: This property offers 1,324 sq. ft. of living space featuring 3 bedrooms, 2 baths and 2 carports. The HOA fee is \$390/month which includes pool and other amenities.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$310,000	whole note – scheduled monthly income	\$2,451

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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