

Piedmont (Alameda County)

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	\$440,000
Appraised Value	\$1,565,000
Combined Loan-to-Value	68% *
Protective Equity	\$496,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$629,000 at 3.625%

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

Comments: *Appraisal dated October 23, 2018*

Our borrower has owned this home since 2008. She has very good credit and stable employment. The loan proceeds will be used to pay off business debts.

Per Appraiser: This property offers 1,879 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a detached 1-car garage on a 4,005 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$440,000	whole note – scheduled monthly income	\$4,084

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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