

San Gregorio (San Mateo)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,400,000
Appraised Value	\$2,150,000
Loan-to-Value	65%
Protective Equity	\$750,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated November 2, 2018*

Our borrower has owned this home since 2001. He has perfect credit and is a licensed Real Estate Broker / Realtor. The net loan proceeds will be used to update the property and ready it for sale by Spring 2019.

Per Appraiser: This property offers 1,368 sq. ft. of living space featuring 2 bedrooms, 1 bath and a detached 4-car garage. A separate guesthouse offers 403 sq. ft. of living space. The lot size is 43.65 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$1,400,000	whole note – scheduled monthly income	\$11,888

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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