

San Rafael (Marin 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	\$350,000
Appraised Value	\$2,111,000
Combined Loan-to-Value	66% *
Protective Equity	\$708,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$1,053,000 at 5.00%

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

Comments: *Appraisal dated February 15, 2019*

Our borrower bought this home in 2017.
He has perfect credit and will use the loan proceeds
for business capital.

Per Appraiser: This property offers 3,305 sq. ft. of living space featuring
5 bedrooms, 3 ½ baths and a 2-car garage on a 20,925 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
\$350,000	whole note – scheduled monthly income	\$3,249

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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