

Oakland (Alameda County)

Refinance Fourplex

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	4Plex
Occupancy	Owner/Renters
Purpose	Business
Loan Amount	\$500,000
Appraised Value	\$1,122,500
Loan-to-Value	45%
Protective Equity	\$622,500
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 December 16, 2018

Our borrower is refinancing this property to buy out her siblings following the death of their parent (the previous owner). She has very good credit and stable employment.

Per Appraiser:

This property offers 4 units with a total living space of 2,538 sq. ft. 3 units feature 1 bedroom, 1 bath and are rented for \$1,000/month each. The borrower lives in the 4th unit which features 3 bedrooms, 1 bath. The lot size is 5,240 sq. ft.

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
\$500,000	whole note – scheduled monthly income	\$4,246

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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