Concord **(Contra Costa County)**

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhome**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$280,000**
Appraised Value	**$555,000**
Loan-to-Value	**50%**
Protective Equity	**$275,000**
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 March 6, 2019*

Our borrowers inherited this home one year ago and must now pay off the current mortgage.
They have good credit and stable employment.
The net loan proceeds will be used to upgrade the property.

The previous tenant paid $3,000/month.

Per Appraiser: This property offers 1,366 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 1-car garage. The HOA fee is $405/month.

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
$280,000	whole note – scheduled monthly income	$2,378

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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