

**Redwood City (San Mateo County)**  
**Refinance Investment Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
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**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$300,000</b>
Appraised Value	<b>\$1,800,000</b>
Combined Loan-to-Value	<b>30%</b> *
Protective Equity	<b>\$1,255,000</b> *
Investor Yield	<b>9.50%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$254,000 at 4.125%

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

**Comments:** *Appraisal dated April 8, 2019*

Our borrower is operating this home as a licensed residential care facility. She has perfect credit and will use the loan proceeds for business capital.

Per Appraiser: This property offers 1,724 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool and a 2-car garage on a 8,429 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$300,000	whole note – scheduled monthly income	\$2,430

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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