

Oakland Hills (Alameda County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$250,000
Appraised Value	\$1,400,000
Loan-to-Value	18%
Protective Equity	\$1,150,000
Investor Yield	8.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated April 12, 2019*

Our borrower inherited this home in 2015. He owns it free and clear. He has very good credit and stable employment. The net loan proceeds will be used for business capital.

The current tenant is paying \$4,800/month.

Per Appraiser: This property offers 2,516 sq. ft. of living space featuring 4 bedrooms and 3 baths on a 13,838 lot

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$250,000	whole note – scheduled monthly income	\$1,833

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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