

**Orinda (Contra Costa County)**  
**Refinance Rental Property**  
 1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$1,254,000</b>
Appraised Value	<b>\$1,900,000</b>
Loan-to-Value	<b>66%</b>
Protective Equity	<b>\$646,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>3 Years</b> (40 due in 3)

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

**Comments:** *Appraisal dated April 17, 2019*

Our borrower has owned this home since 2003. She has very good credit and stable employment. The net loan proceeds will be used to buy an income property.

The current tenant is paying \$6,000/month.

Per Appraiser: This property offers 2,987 sq. ft. of living space featuring 4 bedrooms, 4 baths, pool/spa and a 2-car garage on a 14,000 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$849
\$500,000	partial interest – scheduled monthly income	\$4,246
\$1,254,000	whole note – scheduled monthly income	\$10,648

**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.



**CapitalBenefit**  
 the greener money™