Rodeo (Contra Costa County)

Refinance Residence for Business Purpose

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$260,000**
Appraised Value	**$500,000**
Loan-to-Value	**52%**
Protective Equity	**$240,000**
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated May 10, 2019*

Our borrower inherited this home in 2017.
She has stable employment and will use the net loan proceeds to start a business.

Per Appraiser: This property offers 1,619 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 9,648 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
$260,000	whole note – scheduled monthly income	$2,106

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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