

Fremont (Alameda County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$1,508,000
Combined Loan-to-Value	61% *
Protective Equity	\$583,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$725,000 at 4.50%

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

Comments: *Appraisal dated July 19, 2019*

Our borrower has owned this home since 1997. She has good credit and stable employment. The loan proceeds will be used for a real estate investment.

Per Appraiser: This property offers 3,382 sq. ft. of living space featuring 7 bedrooms, 5 baths and a 2-car garage on a 5,605 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$200,000	whole note – scheduled monthly income	\$1,856

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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