

Martinez (Contra Costa County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$510,000
Appraised Value	\$845,000
Loan-to-Value	60%
Protective Equity	\$335,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated January 8, 2020*

Our borrower has owned this home since 1987. She has good credit and will use the net loan proceeds for her business.

Per Appraiser: This property offers 2,164 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 3-car garage on a 9,472 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$510,000	whole note – scheduled monthly income	\$3,934

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. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
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