

Oakland (Alameda County)

Refinance Duplex

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Owner/Tenant
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$1,050,000
Combined Loan-to-Value	66% *
Protective Equity	\$361,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$489,000 at 2.00%

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

Comments: Appraisal dated August 2, 2019

Our borrower has owned this property since 2003. He has very good credit and will use the loan proceeds to purchase a rental property.

Per Appraiser: This property offers
Unit A: 2 bedrooms, 1 bath, 1,103 sq.ft. of living space, owner's unit
Unit B: 1 bedroom, 1 bath, 1,068 sq.ft. of living space, rented at \$2,000

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	\$1,857

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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