

East Palo Alto (San Mateo 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	\$510,000
Appraised Value	\$850,000
Loan-to-Value	60%
Protective Equity	\$340,000
Investor Yield	9.125%
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 12, 2020

Our borrower has owned this home since 2008.
She has good credit and stable employment
The loan proceeds will be used to make a real estate investment.

Per Appraiser: This property offers 919 sq. ft. of living space featuring
2 bedrooms, 1 bath and a 2-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$391
\$100,000	partial interest – scheduled monthly income	\$781
\$510,000	whole note – scheduled monthly income	\$3,983

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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