

Daly City (San Mateo County)

Refinance Rental Triplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Triplex
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$685,000
Appraised Value	\$1,400,000
Loan-to-Value	49%
Protective Equity	\$715,000
Investor Yield	10.25%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated June 7, 2020

Our borrower has owned this property since 2004. The loan proceeds will be used to payoff the current loan and provide funds for improvements.

The current tenants are paying \$7,100/month.

Per Appraiser: This property consists of 2 units featuring 2 bedrooms, 1 bath and 1 unit featuring 1 bedroom, 1 bath. The total living space is 3,354 sq. ft. The lot size is 3,003 sq. ft. and includes a 2-car garage.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$685,000	whole note – scheduled monthly income	\$5,951

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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