

Emerald Hills (San Mateo County)

Purchase of Residential Lot

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Residential Lot
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$550,000
Appraised Value	\$1,125,000
Loan-to-Value	50% *
Protective Equity	\$550,000 *
Investor Yield	9.50%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$1,100,000

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

Comments: Land Appraisal dated July 28, 2020

Our borrower is buying this property through a standard sale transaction for \$25,000 less than the appraised value. He has stable employment and very good credit.

There is an existing 2,580 sq. ft. residential structure which will be demolished. Borrower intends to build new home on the site.

Per Land Appraisal: The Lot size is 16,212 sq. ft.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$810
\$250,000	partial interest – scheduled monthly income	\$2,025
\$550,000	whole note – scheduled monthly income	\$4,455

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.

