

Tiburon (Marin County)

Refinance Bayfront Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$230,000
Appraised Value	\$1,900,000
Combined Loan-to-Value	45% *
Protective Equity	\$1,045,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$625,000 at 3.875%

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

Comments: *Appraisal dated December 5, 2020*

Our borrower has owned this home since 1990.
He has perfect credit and substantial real estate holdings.
The loan proceeds will be used to buy another rental property.

Per Appraiser: This property offers 1,624 sq. ft. of living space featuring
4 bedrooms, 2 ½ baths and a 2-car garage on a 12,540 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$230,000	whole note – scheduled monthly income	\$1,953

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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