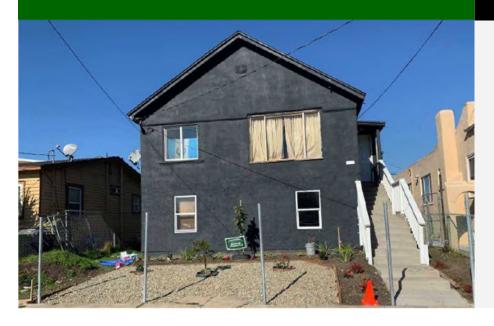
Oakland (Alameda County)

Refinance Rental Property

1st Trust Deed Investment



Executive Summary



Property Type Single Family Occupancy Non Owner Purpose **Business** \$490,000 Loan Amount \$710,000 Appraised Value Loan-to-Value 69% **Protective Equity** \$220,000 10.50% Investor Yield

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

3 Years (40 due in 3)

Term

Comments: Appraisal dated February 5, 2021

Our borrowers have owned this home since 2018.

They just completed a major remodel.

The loan proceeds will be used to make the balloon payment on the current mortgage and provide additional funds to build a new garage.

The current tenant is paying \$3,000/month.

Per Appraiser: This property offers 1,225 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 2-car garage on a 4,956 sq. ft. lot.

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

Examples of investor returns —

\$50,000 partial interest – scheduled monthly income \$444 \$100,000 partial interest – scheduled monthly income \$889 \$490,000 whole note – scheduled monthly income \$4,354

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.





