

Oakland (Alameda County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$490,000
Appraised Value	\$710,000
Loan-to-Value	69%
Protective Equity	\$220,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

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.



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