

**Redwood City (San Mateo County)**

**Refinance Rental Property**

**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$125,000</b>
Appraised Value	<b>\$1,550,000</b>
Combined Loan-to-Value	<b>56%</b> *
Protective Equity	<b>\$681,000</b> *
Investor Yield	<b>10.75%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$744,000 at 4.00%

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

### Comments: *Appraisal dated June 4, 2021*

Our borrower has owned this home since 2017.  
She has good credit and stable employment  
The loan proceeds will be used to remodel the subject.

The tenants are currently paying \$2,800/month.

Per Appraiser: This property offers 1,315 sq. ft. of living space featuring 4 bedrooms, 2 baths and a detached 2-car garage on a 5,184 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$454
\$125,000	whole note — scheduled monthly income	\$1,136

**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](https://capitalbenefit.com)**

Available to California investors or all qualified investors.



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