

San Bruno (San Mateo County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	3 units
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$850,000
Appraised Value	\$1,235,000
Loan-to-Value	65%
Protective Equity	\$385,000
Investor Yield	8.75%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 8, 2021*

Our borrower is using the loan proceeds to buy out his mother's interest the property and for real estate investments. He has stable employment and good credit.

Per Appraiser: This property offers a 2 bedroom, 1 bath, 934 sq. ft. main house with a 1-car garage and 2 Accessory Dwelling Units (ADU) with 1 bath and 1 bedroom each. The lot size is 2,500 sq. ft.

One unit is occupied by the borrower. The other 2 generate rental income of \$3,500/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$376
\$100,000	partial interest – scheduled monthly income	\$752
\$850,000	whole note – scheduled monthly income	\$6,393

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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