

**Emeryville (Alameda County)**  
**Refinance Rental Property**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Condominium</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$350,000</b>
Appraised Value	<b>\$500,000</b>
Loan-to-Value	<b>70%</b>
Protective Equity	<b>\$150,000</b>
Investor Yield	<b>8.50%</b>
Term	<b>3 Years</b> (40 due in 3)

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

**Comments:** *Appraisal dated November 15, 2021*

Our borrower has owned this unit since 2010.  
She is using our loan to pay off her current mortgage at a lower rate.

The current tenant is paying \$2,750/month.

Per Appraiser: This property offers 604 sq. ft. of living space featuring  
1 bedroom, 1 bath and a 1-car garage. The HOA fee is \$497/month.

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

Examples of investor returns —

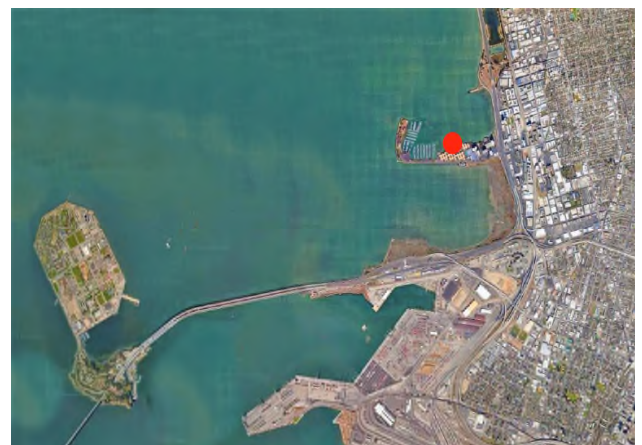
\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$350,000	whole note – scheduled monthly income	\$2,566

**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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