

Daly City (San Mateo County)

Refinance Rental Duplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$325,000
Estimated Value	\$1,300,000
Loan-to-Value	25%
Protective Equity	\$220,000
Investor Yield	7.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal waived*

Our borrower's family bought this property in 1998 for \$316,500
The property is free and clear
The loan proceeds will be used to make cosmetic improvements to the subject and provide investment capital.

The current tenants are paying \$5,000/month.

Zillow.com values the property at \$1,272,000
Realtor.com values the property at \$1,400,000
Redfin.com values the property at \$1,500,000

Per Property Profile:
2-story Duplex with Basement, Living space 2,150 sq. ft.
2-car garage, Lot size 2,500 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$311
\$100,000	partial interest – scheduled monthly income	\$621
\$325,000	whole note – scheduled monthly income	\$2,020

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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