

Oakland (Alameda County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$400,000
Appraised Value	\$1,850,000
Combined Loan-to-Value	56% *
Protective Equity	\$807,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$643,000 at 2.99%

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

Comments: *Appraisal dated May 10, 2022*

Our borrower has owned this home for 16 years.
She has excellent credit and stable employments.
The loan proceeds will be used for business capital.

Per Appraiser: This property offers 2,532 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 3-car garage on a 10,500 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$400,000	whole note – scheduled monthly income	\$3,713

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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