

Greenbrae (Marin County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$1,450,000
Combined Loan-to-Value	54% *
Protective Equity	\$666,000 *
Investor Yield	12.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$634,000 at 3.875%

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

Comments: *Appraisal dated January 12, 2024*

Our borrower has owned this home since 1997
 He has good credit and stable employment.
 The loan proceeds will be used for real estate investment.

Per Appraiser: This property offers 1,426 sq. ft. of living space featuring
 3 bedrooms, 2 baths and a 1-car garage. The HOA fees is \$806/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$150,000	whole note – scheduled monthly income	\$1,574

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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