

Oakland (Alameda County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$465,000
Loan-to-Value	22%
Protective Equity	\$365,000
Investor Yield	8.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated March 3, 2022*

Our borrower has owned this home since 2005. She has very good credit and stable employment. The loan proceeds will be used to pay off property tax liens and to make improvements to the subject property.

The current tenant is paying \$2,000/month.

Per Appraiser: This property offers 984 sq. ft. of living space featuring 2 bedrooms, 1 bath and a detached 1-car garage on a 3,838 sq. ft. lot.

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

Examples of investor returns —

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

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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