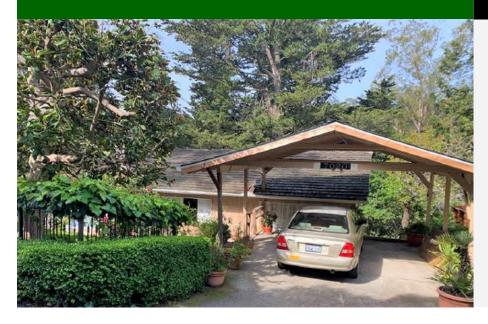
Oakland (Alameda County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



Executive Summary



Property Type Single Family

Occupancy Owner
Purpose Business

Loan Amount \$200,000

Appraised Value \$1,180,000

Combined Loan-to-Value 52%

Protective Equity \$569,000 *

Investor Yield 10.00%

Term 2 Years (40 due in 2)

* 1st mortgage \$411,000 at 4.25%

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

Comments: Appraisal dated April 18, 2022

Our borrower has owned this property for 22 years. She owns multiple businesses and will use the loan proceeds for business capital.

Per Appraiser: This property offers 1,449 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car car port on a 6,077 sq. ft. lot.

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

Examples of investor returns —

\$50,000 partial interest – scheduled monthly income \$425 \$100,000 partial interest – scheduled monthly income \$849 \$200,000 whole note – scheduled monthly income \$1,698

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.





