

Oakland (Alameda County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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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.



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