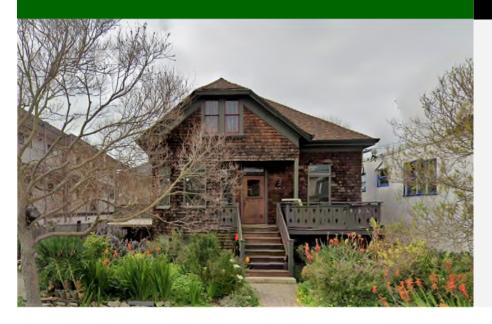
## **Berkeley** (Alameda County)

## **Refinance Duplex for Business Purpose**

2<sup>nd</sup> Trust Deed Investment



## **Executive Summary**



Property Type **Duplex** 

Occupancy Owner/Renter

Purpose Business

Loan Amount \$130,000

Appraised Value \$1,750,000

Combined Loan-to-Value 60%

Protective Equity \$706,000 \*

Investor Yield 10.25%

Term 3 Years (40 due in 3)

\* 1st mortgage \$914,000 at 6.375%

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

Comments: Appraisal dated April 25, 2022

Our borrower has owned this property since 2012. She has very good credit and stable employment. The loan proceeds will be used to start a new business and payoff the current 2<sup>nd</sup> business loan.

Per Appraiser: This property offers

Unit A: 4 bedrooms, 4 baths, 1,748 sq. ft. owner occupied Unit B: 1 bedroom, 1 bath, 571 sq. ft. market rent \$2,500

1-car garage. The lot size is 6,500 sq. ft.

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

Examples of investor returns —

\$50,000 partial interest – scheduled monthly income \$444 \$130,000 whole note – scheduled monthly income \$2,666

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.





