

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



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$800,000
Appraised Value	\$3,300,000
Combined Loan-to-Value	55% *
Protective Equity	\$1,489,000 *
Investor Yield	10.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$1,011,000 at 6.50%

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

Comments: *Appraisal dated July 21, 2022*

Our borrower has owned this home since 2004.
He has good credit and stable employment.
The loan proceeds will be used for business capital/investments.

Per Appraiser: This property offers 3,820 sq. ft. of living space featuring 4 bedrooms, 4 baths and a 3-car garage on a 7,771 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$800,000	whole note – scheduled monthly income	\$7,746

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.

