

San Ramon (Contra Costa)
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 | \$400,000 |
| Appraised Value | \$2,550,000 |
| Combined Loan-to-Value | 50% * |
| Protective Equity | \$1,271,000 * |
| Investor Yield | 10.25% |
| Term | 3 Years (40 due in 3) |

* 1st mortgage \$879,000 at 7.00%

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

Comments: *Appraisal dated August 24, 2022*

Our borrowers have owned this home since 2006. They have good credit and stable employment. The loan proceeds will be used for business capital.

Per Appraiser: This property offers 3,319 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-car garage on an 8,625 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$434 |
| \$100,000 | partial interest – scheduled monthly income | \$869 |
| \$400,000 | whole note – scheduled monthly income | \$3,475 |

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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