

Larkspur (Marin 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	\$500,000
Appraised Value	\$3,900,000
Combined Loan-to-Value	55% *
Protective Equity	\$1,772,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,628,000 at 4.375%

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

Comments: *Appraisal dated July 28, 2022*

Our borrowers have owned this home since 2007. They have very good credit and stable employments. The loan proceeds will be used for business capital.

Per Appraiser: This property offers 3,355 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 2-car garage on a 11,428 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$500,000	whole note – scheduled monthly income	\$4,443

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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