

Fremont (Alameda County)
Refinancing Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$650,000
Appraised Value	\$1,540,000
Loan-to-Value	42%
Protective Equity	\$890,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated December 7, 2022*

Our borrower will be using the net cash proceeds to complete the remodel and ready the home for sale.

The previous tenant paid \$3,500/month.

Per Appraiser: This property offers 1,826 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 10,000 sq. ft. lot.

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

Examples of investor returns —

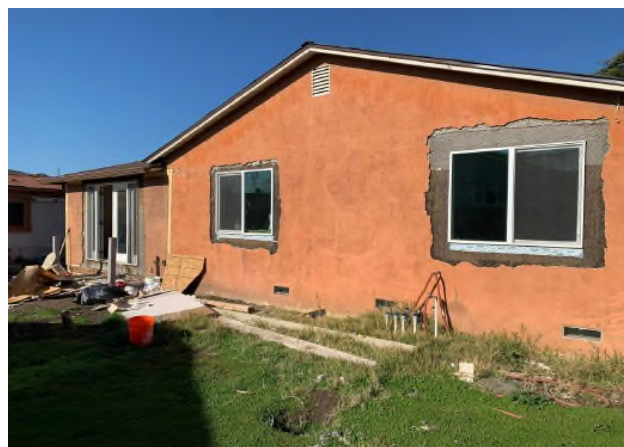
\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$650,000	whole note – scheduled monthly income	\$5,519

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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