

Hayward (Alameda County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$300,000
Appraised Value	\$740,000
Loan-to-Value	41%
Protective Equity	\$440,000
Investor Yield	9.75%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 15, 2022

Our borrower has owned this property since 2001. He has very good credit, stable employment and a 3-year history with Capital Benefit.

The current tenant is paying \$2,500/month.

Per Appraiser: This property offers 1,003 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 5,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$830
\$300,000	whole note – scheduled monthly income	\$2,489

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.



CapitalBenefit
the greener money™