

San Jose, CA (Santa Clara)

Refinance of Primary Residence

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$250,000
Appraised Value	\$445,000
Loan-to-Value	56%
Protective Equity	\$195,000
Investor Yield	10.25%
Term	7 Years (40 due in 7)

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

Comments: Appraisal dated March 15, 2012

Our borrower is senior administrator at San Jose State University. He will use the loan proceeds to pay off his first and second mortgages and use the balance on a tax settlement.

Per Appraiser: This property offers 1,330 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2 car garage on a 5,400 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
\$250,000	whole note – scheduled monthly income	\$2,172

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
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