

Los Gatos, CA (Santa Clara)

Purchase of Investment Property - 40% down

1<sup>st</sup> Trust Deed Investment



**Capital Benefit**  
the greener money™

## Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Non-Owner             |
| Loan Amount       | \$428,000             |
| Appraised Value   | \$985,000             |
| Loan-to-Value     | 60% *                 |
| Protective Equity | \$289,000 *           |
| Investor Yield    | 10.50%                |
| Term              | 2 Years (40 due in 2) |

\* based on purchase price of \$717,000

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

### Comments: Appraisal dated 5/26/2012

Our borrower is a California LLC which was formed to acquire investment real estate. The company is buying this property through an approved short sale transaction for significantly less than the appraised value. The plan is to do a cosmetic rehab to maximize rental potential.

Market rent for the property is estimated to be \$4,000/month (Zillow)

Per Appraiser: The property offers 2,411 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 2-car garage on a 10,640 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$100,000 | partial interest – scheduled monthly income | \$888   |
| \$200,000 | partial interest – scheduled monthly income | \$1,777 |
| \$428,000 | whole note – scheduled monthly income       | \$3,803 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com  
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002