

San Jose, CA (Santa Clara)

Purchase REO as Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$550,000
Appraised Value	\$1,030,000
Loan-to-Value	53%
Protective Equity	\$480,000
Investor Yield	9.50%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated September 25, 2012

Our borrower is buying this custom home directly from the bank for the appraised value. He owns a local car dealership, a large portfolio of rental properties and has excellent credit.

The home is located in the neighborhood of Almaden Hills Estates, adjacent to the Boulder Ridge Golf Club.

Similar homes rent for about \$4,750/month (zillow.com)

Per Appraiser: This property offers 3,290 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 10,296 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$550,000	whole note – scheduled monthly income	\$4,455

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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