San Jose, CA (Santa Clara)

Purchase Investment Property on 6.32 Acres

1st Trust Deed Investment

Capital Benefit — the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$890,000**
Appraised Value	**$1,275,000**
Loan-to-Value	**70%**
Protective Equity	**$385,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated July 11, 2013*

Our borrower is buying this home through a standard sale transaction for the appraised value. He is a local business owner with excellent credit.

Borrower expects to collect $6,000/month in rent.
His long term plan is to develop the property.

The gated property is located in East Foothills neighborhood.
Click here for the Listing Agent's Virtual Tour.

Per Appraiser: This property consists of:

- the main building, offering 1,920 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 836 sq. ft. finished basement.
- a detached structure, offering 576 sq. ft. of living space featuring 1 bedroom, 1 ½ baths
- a detached 2-car garage
- a 1,176 sq. ft. barn

The total lot size is 6.32 acres.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$888
$890,000	whole note – scheduled monthly income	$7,908

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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