

Los Gatos, CA (Santa Clara)

Purchase Rental Property on 3.07 Acres

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$504,000
Appraised Value	\$725,000
Loan-to-Value	70% *
Protective Equity	\$216,000 *
Investor Yield	10.00%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$720,000

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

Comments: Appraisal dated August 22, 2013

Our borrowers are buying this home through a standard sale transaction for slightly less than the appraised value. They have excellent credit and own two Bay Area rental condos in addition to their primary residence.

The current owner bought the home for \$660,000 in 2004.

Similar properties rent for about \$5,000/month (zillow.com)

Per Appraiser: This property offers 2,696 sq. ft. of living space featuring 4 bedrooms and 3 ½ baths on a 3.07 acre hillside lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$850
\$504,000	whole note – scheduled monthly income	\$4,280

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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