San Jose, CA (Santa Clara)

Purchase Rental Property with $200,000 down

1st Trust Deed Investment

Capital Benefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$455,000**
Appraised Value	**$655,000**
Loan-to-Value	**70%** *
Protective Equity	**$195,000** *
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $650,000

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

Comments: *Appraisal dated August 24, 2013*

Our borrower is buying this home through a standard sale transaction for slightly less than the appraised value.
She is a small business owner with excellent credit.
Her plan is to obtain a conventional loan within 6 – 9 months.

The current owner bought the property for $520,000 in August 2009.

Similar homes rent for about $2,700/month (Multiple Listing Service)

Per Appraiser: This property offers 1,746 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths and a 2-car garage on a 1,742 sq. ft. 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	$849
$455,000	whole note – scheduled monthly income	$3,864

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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