Gilroy, CA (Santa Clara)

Purchase Investment Property on 5 Acres

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$665,000**
Appraised Value	**$1,050,000**
Loan-to-Value	**70%** *
Protective Equity	**$285,000** *
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $950,000

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

Comments: *Appraisal dated November 5, 2013*

Our borrowers are buying this large estate through a standard sale transaction for $100,000 less than the appraised value.
They plan to update the property to maximize rental income.
Borrowers have an established track record with Capital Benefit.

They have already secured a tenant at $3,800/month.

The property is located ½ mile east of the 101 Freeway.

Per Appraiser: This property offers 4,876 sq. ft. of living space featuring 4 bedrooms, 4 baths and a 5-car garage on a 4.97 acre lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$665,000	whole note – scheduled monthly income	$6,041

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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