Gilroy, CA (Santa Clara)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$377,000**
Appraised Value	**$580,000**
Loan-to-Value	**65%**
Protective Equity	**$203,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated November 9, 2013*

Our borrower owns this property free and clear. The loan proceeds will be used for the downpayment on another investment property (already in escrow).

He bought the subject as an REO in 2009 for $375,000 and completely remodeled the home and adding a pool.

The current tenant is paying $2,500/month.

Per Appraiser: This property offers 2,540 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-car garage on a 7,480 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$377,000	whole note – scheduled monthly income	$3,500

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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