

Saratoga, CA (Santa Clara)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$250,000
Appraised Value	\$1,895,000
Combined Loan-to-Value	64% *
Protective Equity	\$678,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)

* 1st Mortgage \$967,000 at 4.00% 30-year fixed

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

Comments: *Appraisal dated August 5, 2013 (recertification ordered)*

Our borrowers bought this property ten years ago for \$1,200,000 and added 2 bedrooms and 2 baths. They have good credit and proven income. The loan proceeds will be used to fund a new business venture.

Per Appraiser: This property offers 3,244 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool and a 2-car garage on a 11,700 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,008
\$250,000	whole note – scheduled monthly income	\$2,521

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**](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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