Sunnyvale, CA (Santa Clara)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$370,000**
Appraised Value	**$665,000**
Loan-to-Value	**56%**
Protective Equity	**$295,000**
Investor Yield	**10.50%**
Term	**5 Years** (40 due in 5)

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

Comments: *Appraisal dated May 16, 2014*

Our borrower is refinancing this investment property to make the balloon payments on his current loans and pay off all other debts.

The property is currently rented for $3,250/month.

Per Appraiser: This property offers 1,108 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,600 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$370,000	whole note – scheduled monthly income	$3,288

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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