San Jose, CA (Santa Clara)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit

the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$315,000**
Appraised Value	**$480,000**
Loan-to-Value	**66%**
Protective Equity	**$165,000**
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated February 8, 2014 (update ordered)*

Our borrower bought this property at foreclosure auction just days ago. This new loan will allow him to free up cash for another acquisition. He has excellent credit and a proven track record with Capital Benefit.

Similar properties rent for about $2,500/month (zillow.com)

Per Appraiser: This property offers 1,344 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is $185/month.

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
$315,000	whole note – scheduled monthly income	$2,861

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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