

Los Gatos, CA (Santa Clara)
Refinance Investment Property
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$1,875,000
Combined Loan-to-Value	66% *
Protective Equity	\$633,000 *
Investor Yield	12.00%
Term	2 Years (40 due in 2)
* 1 st mortgage \$1,092,000 at 3.375% 30-year fixed	

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

Comments: *Appraisal dated March 10, 2014*

Our borrower has owned this home since 1996. She will be using the loan proceeds to update the property before listing it for sale. Borrower is a licensed Real Estate salesperson and has good credit.

Per Appraiser: This property offers 1,440 sq. ft. of living space featuring 2 bedrooms, 3 baths, a 342 sq. ft. basement and a detached 2-car garage on a 5,220 sq. ft. lot.

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

Examples of investor returns —

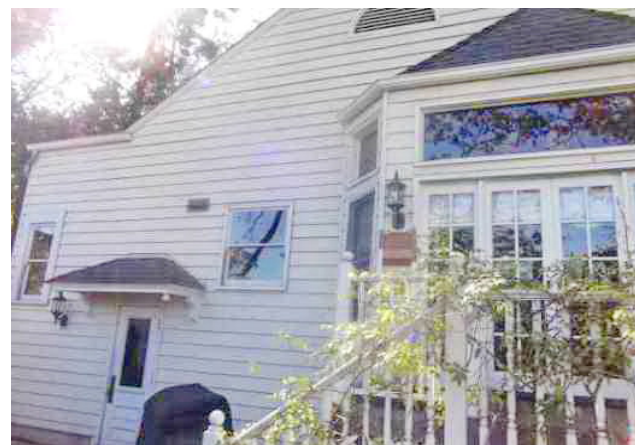
\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$150,000	whole note – scheduled monthly income	\$2,098

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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