

**Morgan Hill, CA (Santa Clara)**

## **Purchase Newly Built Investment Property**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

### **Executive Summary**



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$565,000</b>             |
| Appraised Value   | <b>\$761,500</b>             |
| Loan-to-Value     | <b>74% *</b>                 |
| Protective Equity | <b>\$196,000 *</b>           |
| Investor Yield    | <b>10.75%</b>                |
| Term              | <b>3 Years</b> (40 due in 3) |

\* based on Purchase Price of \$761,000

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

#### **Comments:** *Appraisal dated November 6, 2014*

Our borrower has been in contract with the builder since July 2014.  
The home has now been finished.  
Buyer believes that the property has already significantly appreciated over the purchase price.

Similar properties rent for about \$4,100/month (zillow.com)

The home is part of a new development by Taylor Morrison.  
Click here for more information [about this community](#).

Per Appraiser: This property offers 2,635 sq. ft. of living space featuring 4 bedrooms, 3 baths and a detached 2-car garage on a 5,303 sq. ft. lot.



#### **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   |
| \$565,000 | whole note – scheduled monthly income       | \$5,132 |

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 (949) 566-9262 [info@capitalbenefit.com](mailto:info@capitalbenefit.com)  
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