**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 | **$125,000** |
| Appraised Value | **$315,000** |
| Loan-to-Value | **40%** |
| Protective Equity | **$190,000** |
| Investor Yield | **10.00%** |
| Term | **2 Years** (40 due in 2) |

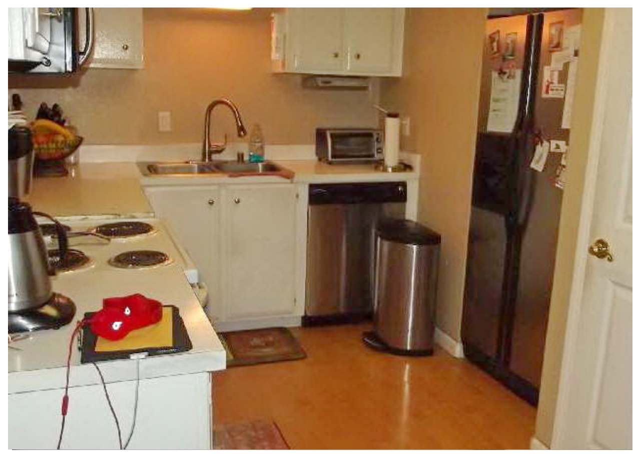
**Fund directly into insuring Title Company**
**Your vesting on Note and Deed of Trust**

**Comments:** *Appraisal dated January 29, 2015*

Our borrower bought this property 2 years ago with financing provided by Capital Benefit. He has maintained a perfect payment history. This transaction will yield him about $20,000 in cash which he will use in his business.

The property is currently rented at $1,700/month.

Per Appraiser: This property offers 924 sq. ft. of living space featuring 3 bedrooms, 1 baths and a 2-car garage on a 1,460 sq. ft. lot. HOA fee is $300/month which covers security and common areas including pool.



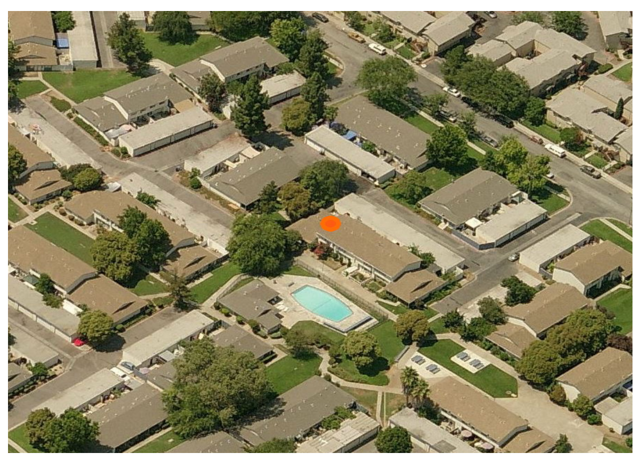
**Options:** *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $425 |
| $100,000 | partial interest – scheduled monthly income | $849 |
| $125,000 | whole note – scheduled monthly income | $1,061 |

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