

San Jose, CA (Santa Clara)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$630,000
Appraised Value	\$900,000
Loan-to-Value	70%
Protective Equity	\$270,000
Investor Yield	11.00%
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 11, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value.
She has stable employment and excellent credit.

The current owner bought the home in 2003 for \$585,000.

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

Per Appraiser: This property offers 2,256 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,297 sq. ft. lot.

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

Examples of investor returns —

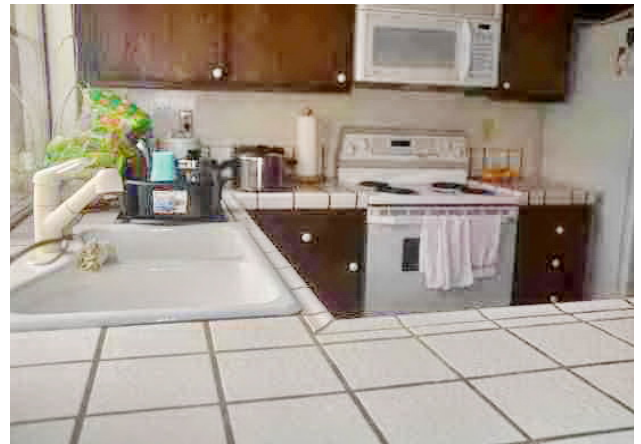
\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$630,000	whole note – scheduled monthly income	\$5,848

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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