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	**$385,000**
Appraised Value	**$800,000**
Loan-to-Value	**70%** *
Protective Equity	**$165,000** *
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $550,000

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

Comments: *Appraisal dated February 23, 2016*

Our borrower is buying this property through an approved short sale transaction for $250,000 less than the appraised value. He has stable employment, excellent credit and a proven track record with Capital Benefit.

The current owner bought the home in 2006 for $905,000.

Similar properties rent for about $3,600/month (zillow.com)

Per Appraiser: This property offers 1,274 sq. ft. of living space featuring 2 bedrooms, 1 bath and a detached 1-car garage on a 5,985 sq. ft. lot.

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
$385,000	whole note – scheduled monthly income	$3,269

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.