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	**$646,000**
Appraised Value	**$933,000**
Loan-to-Value	**70%** *
Protective Equity	**$278,000** *
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $924,000

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

Comments: *Appraisal dated January 20, 2016*

Our borrower is buying this property through a standard sale transaction for $9,000 less than the appraised value. Borrower plans to update the property to maximize income potential. He has stable employment, excellent credit and a proven track record with Capital Benefit.

The current owner bought the home in 2005 for $685,000.

Similar properties rent for about $4,000/month (zillow.com)

Per Appraiser: This property offers 1,528 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 3-car garage on a 1,528 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
$646,000	whole note – scheduled monthly income	$5,868

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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