San Jose, CA (Santa Clara)

Refinance Residence for Business Purpose

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$220,000**
Appraised Value	**$549,000**
Loan-to-Value	**40%**
Protective Equity	**$329,000**
Investor Yield	**8.50%**
Term	**4 Years** (40 due in 4)

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

Comments: *Appraisal dated April 9, 2016*

Our borrower inherited this property and 2 rentals a year ago. All homes are free and clear. She will use the loan proceeds to purchase another rental property.

Per Appraiser: This property offers 1,357 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,000 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$367
$100,000	partial interest – scheduled monthly income	$733
$220,000	whole note – scheduled monthly income	$1,613

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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