

**San Jose, CA (Santa Clara)**  
**Purchase of Rental Property**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$1,400,000</b>           |
| Appraised Value   | <b>\$2,050,000</b>           |
| Loan-to-Value     | <b>70% *</b>                 |
| Protective Equity | <b>\$600,000 *</b>           |
| Investor Yield    | <b>9.50%</b>                 |
| Term              | <b>2 Years (40 due in 2)</b> |

\* based on Purchase Price of \$2,000,000

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

**Comments:** *Appraisal dated May 3, 2016*

Our borrower is buying this property through a standard sale transaction for \$50,000 less than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2012 for \$1,980,000

Similar properties rent for about \$8,500/month (zillow.com)

Per Appraiser: This property offers 4,191 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths, pool/spa, solar heating and a 3-car garage on a 21,000 sq. ft. lot.



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

Examples of investor returns —

|             |   |          |
|-------------|---|----------|
| \$150,000   | partial interest – scheduled monthly income | \$1,215  |
| \$500,000   | partial interest – scheduled monthly income | \$4,050  |
| \$1,400,000 | whole note – scheduled monthly income       | \$11,341 |

**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](http://capitalbenefit.com)**



Available to California investors or all qualified investors.



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