

**Sunnyvale, CA (Santa Clara)**  
**Refinance Rental Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
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**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$100,000</b>
Appraised Value	<b>\$1,175,000</b>
Combined Loan-to-Value	<b>67% *</b>
Protective Equity	<b>\$385,000 *</b>
Investor Yield	<b>12.00%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$690,000 at 3.00%

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

**Comments:** *Appraisal dated July 31, 2016*

Our borrowers bought this property in 1995. They have good credit and stable employment. The loan proceeds will be used to fund a business venture.

The current tenant is paying \$4,000/month.

Per Appraiser: This property offers 1,823 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 1-car garage on a 5,097 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	whole note – scheduled monthly income	\$1,008

**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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