

San Jose, CA (Santa Clara)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|------------------------|------------------------------|
| Property Type | Single Family |
| Occupancy | Owner |
| Purpose | Business |
| Loan Amount | \$110,000 |
| Appraised Value | \$1,100,000 |
| Combined Loan-to-Value | 40% * |
| Protective Equity | \$662,000 * |
| Investor Yield | 10.75% |
| Term | 3 Years (40 due in 3) |

* 1st mortgage \$328,000 at 6.50%

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

Comments: *Appraisal dated January 30, 2017*

Our borrowers bought this property in 2007.
She will use our loan proceeds to fund a business venture.

Per Appraiser: This property offers 1,536 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on an 11,500 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|-------|
| \$50,000 | partial interest – scheduled monthly income | \$454 |
| \$110,000 | whole note – scheduled monthly income | \$999 |



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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