

Cupertino, CA (Santa Clara)
Refinance Rental Property
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$350,000
Appraised Value	\$1,550,000
Combined Loan-to-Value	62% *
Protective Equity	\$594,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$604,000 at 4.75%

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

Comments: *Appraisal dated May 8, 2017*

Our borrowers bought this property in 2011. They have very good credit and stable employment. The loan proceeds will fund a business venture.

The current tenant is paying \$3,300/month.

Per Appraiser: This property offers 1,270 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 1-car garage on a 6,300 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$350,000	whole note – scheduled monthly income	\$3,249

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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