

Sunnyvale, CA (Santa Clara)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$1,265,000
Appraised Value	\$1,860,000
Loan-to-Value	68%
Protective Equity	\$595,000
Investor Yield	9.75%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated May 12, 2017*

Our borrowers bought this property in 2003.
He has very good credit and will use our loan proceeds to fund a business venture.

Per Appraiser: This property offers 1,563 sq. ft. of living space featuring 4 bedrooms, 2 baths and a detached 2-car garage on a 7,588 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$830
\$1,265,000	whole note – scheduled monthly income	\$10,494

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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