

East Palo Alto, CA (Santa Clara)

## Refinance Residence for Business Purpose

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

### Executive Summary



|                        |                       |
|------------------------|-----------------------|
| Property Type          | Single Family         |
| Occupancy              | Owner                 |
| Purpose                | Business              |
| Loan Amount            | \$150,000             |
| Appraised Value        | \$1,100,000           |
| Combined Loan-to-Value | 61% *                 |
| Protective Equity      | \$431,000 *           |
| Investor Yield         | 11.00%                |
| Term                   | 2 Years (40 due in 2) |

\* 1<sup>st</sup> mortgage \$519,000 at 4.50%

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

#### Comments: Appraisal dated March 21, 2017

Our borrowers bought this property in 2001 directly from the builder. They have good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 2,032 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 3,231 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 | \$929   |
| \$150,000 | whole note – scheduled monthly income       | \$1,392 |

**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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