

San Jose, CA (Santa Clara County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|------------------------|------------------------------|
| Property Type | Single Family |
| Occupancy | Non-Owner |
| Purpose | Business |
| Loan Amount | \$200,000 |
| Appraised Value | \$825,000 |
| Combined Loan-to-Value | 66% * |
| Protective Equity | \$277,000 * |
| Investor Yield | 11.00% |
| Term | 2 Years (40 due in 2) |

* 1st mortgage \$348,000 at 4.375%

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

Comments: *Appraisal dated August 29, 2017*

Our borrowers inherited this property in 2011. They have very good credit and stable employment. The loan proceeds will be used to purchase a rental property.

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

Per Appraiser: This property offers 1,307 sq. ft. of living space featuring 3 bedrooms, 1 baths and a 3-car garage on a 14,960 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 |
| \$200,000 | whole note – scheduled monthly income | \$1,857 |

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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