

Milpitas, CA (Santa Clara County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$800,000
Appraised Value	\$1,170,000
Loan-to-Value	68%
Protective Equity	\$370,000
Investor Yield	10.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated May 23, 2017*

Our borrowers inherited this property in 2003. They have good credit and stable employment. The loan proceeds will be used to make the balloon payment on the current mortgage.

The current tenant is paying \$4,000/month.

Per Appraiser: This property offers 2,144 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 5,700 sq. ft. corner lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$800,000	whole note – scheduled monthly income	\$7,109

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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