

Santa Clara (Santa Clara County)

Refinance Residence for Business Purpose

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



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$200,000</b>
Appraised Value	<b>\$1,075,000</b>
Combined Loan-to-Value	<b>53%</b> *
Protective Equity	<b>\$109,000</b> *
Investor Yield	<b>10.75%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$365,000 at 3.125%

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

### Comments: *Appraisal dated June 14, 2018*

Our borrower has owned this home since 2000. She has very good credit and stable employment. The loan proceeds will be used to buy a rental property.

The home is located just 2 blocks from Levi's Stadium

Per Appraiser: This property offers 1,092 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$908
\$200,000	whole note – scheduled monthly income	\$1,817

**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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