Los Gatos (Santa Clara County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$100,000**
Appraised Value	**$1,787,000**
Combined Loan-to-Value	**45%** *
Protective Equity	**$983,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $704,000 at 4.375%

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

Comments: *Appraisal dated November 30, 2018*

Our borrowers have owned this home since 2003
They have good credit and stable employment.
The loan proceeds will be used for a business investment.

Per Appraiser: This property offers 1,797 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 8,030 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	whole note – scheduled monthly income	$928

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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