

San Jose (Santa Clara County)

Purchase Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Condominium</b>           |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$180,000</b>             |
| Appraised Value   | <b>\$490,000</b>             |
| Loan-to-Value     | <b>37%</b>                   |
| Protective Equity | <b>\$310,000</b>             |
| Investor Yield    | <b>9.00%</b>                 |
| Term              | <b>3 Years (40 due in 3)</b> |

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

**Comments:** *Appraisal dated November 26, 2018*

Our borrower is buying this unit through a standard sale for the appraised value. He has good credit and is a licensed Real Estate Salesperson.

Similar units rent for about \$2,500/month (zillow.com)

Per Appraiser: This property offers 690 sq. ft. of living space featuring 1 bedroom, 1 bath and a 1 covered parking. The HOA fee is \$390/month which includes pool and spa facilities.

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

Examples of investor returns —

|           |   |         |
|-----------|---|---------|
| \$50,000  | partial interest – scheduled monthly income | \$386   |
| \$100,000 | partial interest – scheduled monthly income | \$771   |
| \$180,000 | whole note – scheduled monthly income       | \$1,388 |

**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.



**CapitalBenefit**  
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 | (949) 566-9262 | [capitalbenefit.com](http://capitalbenefit.com)  
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002