

San Jose (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	\$300,000
Appraised Value	\$1,950,000
Combined Loan-to-Value	65% *
Protective Equity	\$681,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$969,000 at 5.50%

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

Comments: Appraisal dated February 12, 2019

Our borrower has owned this home since 2018.
He has very good credit and will use the loan proceeds
for business capital.

Per Appraiser: This property offers 3,531 sq. ft. of living space featuring
4 bedrooms, 3 ½ baths, pool and a 2-car garage on a 10,400 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
\$300,000	whole note – scheduled monthly income	\$2,785

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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