

Palo Alto (Santa Clara County)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,500,000
Appraised Value	\$2,290,000
Loan-to-Value	66%
Protective Equity	\$790,000
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated March 22, 2019*

Our borrower is buying this property through a standard sale transaction for the appraised value. She has stable employment and good credit.

The current owner bought the home in 2006 for 1,230,000.

Similar properties rent for about \$5,500/month (zillow.com)

Per Appraisal: This property offers 1,793 sq. ft. of living space featuring 4 bedrooms and 2 baths on a 6,175 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$405
\$500,000	partial interest – scheduled monthly income	\$810
\$1,500,000	whole note – scheduled monthly income	\$12,151

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.

