

**Los Gatos (Santa Cruz County)**  
**Refinance Investment Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



|                        |                              |
|------------------------|------------------------------|
| Property Type          | <b>Single Family</b>         |
| Occupancy              | <b>Non-Owner</b>             |
| Purpose                | <b>Business</b>              |
| Loan Amount            | <b>\$350,000</b>             |
| Appraised Value        | <b>\$4,500,000</b>           |
| Combined Loan-to-Value | <b>62%</b> *                 |
| Protective Equity      | <b>\$1,721,000</b> *         |
| Investor Yield         | <b>11.00%</b>                |
| Term                   | <b>3 Years</b> (40 due in 3) |

\* 1<sup>st</sup> mortgage \$2,429,000 at 3.375%

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

**Comments:** *Appraisal dated July 1, 2019*

Our borrowers bought this home in 2013 and are operating it as a wedding / event venue. They have very good credit and will use the loan proceeds for business capital.

Per Appraiser: This property offers 5,492 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on 3.9 acres.

**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   |
| \$350,000 | whole note – scheduled monthly income       | \$3,249 |

**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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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