

Santa Clara (Santa Clara County)
Refinance Investment Property
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$500,000
Appraised Value	\$1,750,000
Combined Loan-to-Value	48% *
Protective Equity	\$913,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$337,000 at 5.25%

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

Comments: *Appraisal dated September 25, 2019*

Our borrowers bought this home in 2000.
 They have good credit and stable employments.
 The loan proceeds will be used for business capital.

The current tenant is paying \$8,000/month.

Per Appraiser: This property offers 2,297 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 3,757 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
\$500,000	whole note – scheduled monthly income	\$4,641

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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