

San Jose (Santa Clara County)
Refinance Rental Fourplex
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Fourplex
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$760,000
Appraised Value	\$1,230,000
Loan-to-Value	62%
Protective Equity	\$470,000
Investor Yield	9.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated December 12, 2020*

Our borrower has owned this home since 1993.
She has good credit and owns a large portfolio of income properties.
The net loan proceeds will be used to make improvements to the units.

The current tenants are paying \$7,767/month.

Per Appraiser: This property consists of 4 units with a total of 5 bedrooms,
4 baths and a 3-car garage. The lot size is 7,380 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$405
\$100,000	partial interest — scheduled monthly income	\$810
\$760,000	whole note — scheduled monthly income	\$6,156

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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