

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



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$875,000
Appraised Value	\$1,250,000
Loan-to-Value	70%
Protective Equity	\$375,000
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 December 15, 2020*

Our borrower has co-owned this home since 2016. He has excellent credit and will use the loan proceeds to buy out the partner's interest in the property and invest in another rental property.

The current tenant is paying \$5,850/month.

Per Appraiser: This property offers 1,788 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

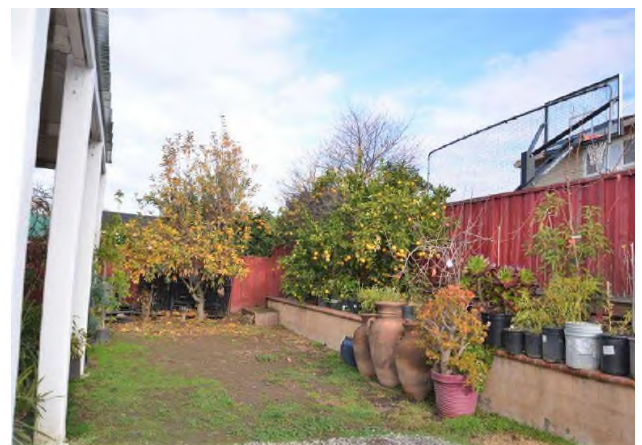
\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$875,000	whole note – scheduled monthly income	\$7,088

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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