

San Jose (Santa Clara County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$175,000
Appraised Value	\$1,100,000
Combined Loan-to-Value	54% *
Protective Equity	\$479,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$446,000 at 3.25%

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

Comments: *Appraisal dated August 4, 2021*

Our borrower has owned this home since 2018.
She has very good credit and stable employment.
The loan proceeds will be used to buy another rental property.

Per Appraiser: This property offers 1,246 sq. ft. of living space featuring
2 bedrooms, 1 bath and a detached 2-car garage on a 6,960 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$175,000	whole note – scheduled monthly income	\$1,486

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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