

Los Gatos (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	\$300,000
Appraised Value	\$2,470,000
Combined Loan-to-Value	70% *
Protective Equity	\$750,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,420,000 at 5.75%

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

Comments: *Appraisal dated October 16, 2021*

Our borrowers bought this home in 2018.
They have good credit, stable employments and
a 2-year track record with Capital Benefit.
The loan proceeds will be used to buy an investment property.

Per Appraiser: This property offers 2,148 sq. ft. of living space featuring
3 bedrooms, 2 baths, pool and a 2-car garage on a 13,259 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
\$300,000	whole note – scheduled monthly income	\$2,547

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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Capital Benefit, Inc. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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