

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	\$120,000
Appraised Value	\$1,200,000
Combined Loan-to-Value	57% *
Protective Equity	\$512,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$568,000 at 4.375%

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

Comments: Appraisal dated December 1, 2021

Our borrower has owned this home since 2005.
He has good credit and stable employment.
The loan proceeds will be used to start a catering business.

Per Appraiser: This property offers 1,941 sq. ft. of living space featuring 5 bedrooms and 2 baths on a 5,060 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$120,000	whole note – scheduled monthly income	\$1,019

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) 617-5242 | capitalbenefit.com
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