

San Jose (Santa Clara County)
Refinance Rental Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$950,000
Appraised Value	\$2,300,000
Combined Loan-to-Value	64% *
Protective Equity	\$824,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$526,000 at 3.625%

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

Comments: *Appraisal dated January 15, 2022*

Our borrower has owned this home since 2012.
She has very good credit and stable employment.
The loan proceeds will be used for another investment.

The previous tenant paid \$4,000/month.

Per Appraiser: This property offers 2,820 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,831 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
\$950,000	whole note — scheduled monthly income	\$8,067

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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