

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	\$720,000
Appraised Value	\$3,450,000
Combined Loan-to-Value	45% *
Protective Equity	\$1,895,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$835,000 at 4.50%

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

Comments: *Appraisal dated November 10, 2023*

Our borrower has owned this home for ten years. She has good credit and stable employment. The loan proceeds will be used for real estate investments.

Per Appraiser: This property offers 3,635 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, 3-car garage and pool/spa on a 25,350 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,009
\$900,000	whole note – scheduled monthly income	\$9,077

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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