

Los Gatos (Santa Clara County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Tenants
Purpose	Business
Loan Amount	\$350,000
Appraised Value	\$5,500,000
Combined Loan-to-Value	47% *
Protective Equity	\$2,935,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$2,215,000 at 3.375%

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

Comments: *Appraisal dated October 30, 2023*

Our borrower has owned this home since 2012.
She has good credit and stable employments.
The loan proceeds will be used to upgrade the property.

The current tenants are paying \$9,300/month.

Per Appraiser: This property offers 3,482 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 3-car garage on a 5 acre lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$350,000	whole note – scheduled monthly income	\$3,249

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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