

Mountain View (Santa Clara County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Tenant
Purpose	Business
Loan Amount	\$60,000
Appraised Value	\$1,465,000
Combined Loan-to-Value	27% *
Protective Equity	\$1,071,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$334,000 at 2.99%

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

Comments: *Appraisal dated February 2, 2024*

Our borrower has owned this home since 1996. She has good credit and stable employment. The loan proceeds will be used to make improvements to the subject.

Per Appraiser: This property offers 875 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 1-car garage on a 5,050 sq. ft. lot.

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

Examples of investor returns —

\$60,000 whole note – scheduled monthly income \$557

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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