Coronado, CA (San Diego)

Business Purpose Loan

2nd Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Business Purpose**
Loan Amount	**$230,000**
Appraised Value	**$2,050,000**
Combined Loan to Value	**65%** *
Protective Equity	**$710,000** *
Investor Yield	**12.00%**
Term	**2 Years** (40 due in 2)

* The first mortgage is $1,110,000 at 5.00%

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

Comments: *Appraisal dated January 17, 2013*

This is a second mortgage.

Our borrower bought this property 30 months ago and substantially remodeled and upgraded the home. He owns a local engineering and construction firm and will use the loan proceeds to help fund a business-related project.

The property is located just 1/3 of a mile from the world famous Hotel del Coronado.

Per Appraiser: This property offers 2,751 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and 2-car garage on a 6,700 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	$1008
$230,000	whole note – scheduled monthly income	$2,320

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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