San Diego, CA
Refinance of Rental Townhouse
1st Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$130,000**
Appraised Value	**$295,000**
Loan-to-Value	**44%**
Protective Equity	**$165,000**
Investor Yield	**10.25%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated March 6, 2013*

Our borrower is refinancing his rental property. The loan proceeds will be used to pay off the current first mortgage and fund improvements to his income properties.

The unit is rented for $2,100/month, providing him with positive cash flow.

The subject is located in the North Claremont area of North San Diego just to the East of La Jolla and Pacific Beach.

Per Appraiser: The property offers 1,138 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car attached garage. Common areas include pool and spa.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$868
$130,000	whole note – scheduled monthly income	$1,129

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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