

Chula Vista, CA (San Diego)

Purchase Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$430,000
Appraised Value	\$615,000
Loan-to-Value	70%
Protective Equity	\$185,000
Investor Yield	10.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated May 3, 2013*

Our borrower is buying this home through a standard sale transaction for the appraised value. He is a local physician and has stable employment.

The home is part of the Eastlake master-planned community which offers a clubhouse, pool and recreational areas to its residents.

Similar homes rent for about \$3,500/month (zillow.com)

Per Appraiser: This upgraded property offers 3,111 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 3-car garage on a 6,790 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$888
\$430,000	whole note – scheduled monthly income	\$3,821

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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