

San Diego, CA
Refinance Rental Property
1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$200,000
Appraised Value	\$815,000
Loan-to-Value	25%
Protective Equity	\$615,000
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 July 13, 2013*

Our borrowers own this property free and clear. It has been in their family for over 30 years. The loan proceeds will be used to pay off all consumer debt and some medical bills.

The property is located on a corner lot in the Point Loma neighborhood, about 1 mile due south of Sea World and Mission Bay.

The current tenant pays \$2,000/month which is below market.

Per Appraiser: This property offers 2,856 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 2-car garage on a 7,500 sq. ft. lot.



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
\$200,000	whole note – scheduled monthly income	\$1,738

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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