

Carlsbad, CA (San Diego)

## Purchase Fourplex

1<sup>st</sup> Trust Deed Investment



**Capital Benefit**  
the greener money™

## Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Fourplex              |
| Occupancy         | Non-Owner             |
| Loan Amount       | \$840,000             |
| Appraised Value   | \$1,200,000           |
| Loan-to-Value     | 70%                   |
| Protective Equity | \$360,000             |
| 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 April 12, 2013

Our borrower is buying this fourplex through a standard sale transaction. She has excellent credit and owns and operates a local restaurant.

Her plans are to remodel the units to maximize rental income. The long term strategy is to convert the property and build 4 townhouses (which has already been approved by the city).

Per Appraiser: This property consists of:

Unit A: 2 bedrooms, 2 baths, 2,173 sq. ft. living space – rent \$2,500/month  
Unit B: 2 bedrooms, 1 bath, 1,084 sq. ft. living space – rent \$1,700/month  
Unit C: 1 bedroom, 1 bath, 660 sq. ft. living space – rent \$1,500/month  
Unit D: 1 bedroom, 1 bath, 922 sq. ft. living space – rent \$1,700/month  
The lot size is 10,892 sq. ft.



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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$100,000 | partial interest – scheduled monthly income | \$889   |
| \$250,000 | partial interest – scheduled monthly income | \$2,221 |
| \$840,000 | whole note – scheduled monthly income       | \$7,464 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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