

Bonita, CA (San Diego)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$830,000
Loan-to-Value	18%
Protective Equity	\$680,000
Investor Yield	8.50%
Term	10 Years (40 due in 10)

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

Comments: *Appraisal dated February 10, 2015*

Our borrower owns this property free and clear. He has very good credit and will use the loan proceeds for this gourmet food business.

Per Appraiser: This property offers 3,032 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-car garage on a 13,043 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$150,000	whole note – scheduled monthly income	\$1,100

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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