Escondido, CA (San Diego)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$210,000**
Appraised Value	**$395,000**
Loan-to-Value	**53%**
Protective Equity	**$185,000**
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated September 4, 2015*

Our borrowers are buying this property through a standard sale transaction for $8,000 more than the appraised value. They have stable employment and good income.

The current owner bought the home in 2005 for $405,000.

Similar properties rent for about $2,200/month (zillow.com)

Per Appraiser: This property offers 1,409 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 5,809 sq. ft. lot. The HOA fee is $110/month which includes common areas (pool/spa).

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$405
$100,000	partial interest – scheduled monthly income	$810
$210,000	whole note – scheduled monthly income	$1,701

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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002