Carlsbad, CA (San Diego)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit

the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$110,000**
Appraised Value	**$1,000,000**
Combined Loan-to-Value	**64%** *
Protective Equity	**$357,000** *
Investor Yield	**11.50%**
Term	**5 Years** (40 due in 5)

* 1st mortgage $533,000 at 3.00%

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

Comments: *Appraisal dated March 16, 2016*

Our borrowers bought this property in 2002. She will use the loan proceeds to purchase a rental property.

Per Appraiser: This property offers 2,518 sq. ft. of living space featuring 4 bedrooms, 4 baths, pool/spa and a 2-car garage on a 7,600 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$110,000	whole note – scheduled monthly income	$1,065

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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