

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



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$235,000
Appraised Value	\$336,000
Loan-to-Value	70%
Protective Equity	\$101,000
Investor Yield	9.25%
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 10, 2016

Our borrower bought this property last month in an all-cash transaction. He is now seeking to refinance the property to purchase another unit. Borrower has very good credit and a proven track record with Capital Benefit.

The property is currently rented for \$2,000/month.

Per Appraiser: This property offers 1,345 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage. HOA fee \$266/month which include security, pool.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$235,000	whole note – scheduled monthly income	\$1,858

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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