

Solana Beach, 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	\$285,000
Appraised Value	\$1,625,000
Combined Loan-to-Value	64% *
Protective Equity	\$580,000 *
Investor Yield	11.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$760,000 at 2.00%

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

Comments: *Appraisal dated November 22, 2016*

Our borrower has owned his home for 30 years. He has very good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 1,800 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 3,920 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$285,000	whole note – scheduled monthly income	\$2,703

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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