

Poway, 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	\$300,000
Appraised Value	\$2,150,000
Combined Loan-to-Value	52% *
Protective Equity	\$1,037,000 *
Investor Yield	10.75%
Term	2 Years (40 due in 2)

* 1st mortgage \$813,000 at 5.00%

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

Comments: *Appraisal dated January 30, 2017*

Our borrower bought this property in 2012 as a bank-owned property. He has since spent over 500,000 to bring the home back to its former glory. The loan proceeds will be used to finance a real estate investment.

Per Appraiser: This property offers 7,388 sq. ft. of living space featuring 7 bedrooms, 6 ½ baths, pool/spa tennis court and a 5-car garage on a 2.3 acre lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$999
\$300,000	whole note – scheduled monthly income	\$2,725

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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