

La Mesa, CA (San Diego)
Refinance Rental Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$90,000
Appraised Value	\$750,000
Combined Loan-to-Value	55% *
Protective Equity	\$335,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$325,000 at 4.00%

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

Comments: *Appraisal dated June 17, 2017*

Our borrower bought this property in 2002. She has good credit, stable employment and owns several rental properties. She will use our loan proceeds to upgrade the home.

The current tenant pays \$4,000/month.

Per Appraiser: This property offers 2,892 sq. ft. of living space featuring 5 bedrooms and 3 baths on a 42,253 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$90,000	whole note – scheduled monthly income	\$835

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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