

Fallbrook, CA (San Diego)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$595,000
Loan-to-Value	17%
Protective Equity	\$495,000
Investor Yield	9.00%
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 15, 2017

Our borrower bought this property in 2015 and owns it free and clear. She has good credit and will use our loan proceeds to buy a rental property.

Per Appraiser: This property offers 1,674 sq. ft. of living space featuring 2 bedrooms, 2 baths, a 671 sq. ft. guest house and a detached 2-car garage on 4.03 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$385
\$100,000	whole note – scheduled monthly income	\$771

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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