

San Marcos, CA (San Diego)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,000,000
Appraised Value	\$1,550,000
Loan-to-Value	65%
Protective Equity	\$550,000
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 17, 2017*

Our borrower is buying this property through a standard sale transaction for the appraised value. He has stable employment and excellent credit.

Similar properties rent for about \$10,000/month (zillow.com)

Per Listing: The main house offers 4,488 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths. The guest home is 1,548 sq. ft. with 2 bedrooms and 2 baths. The property also includes pool/spa and a 2-car garage. The lot size is 1.69 acres.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$810
\$500,000	partial interest – scheduled monthly income	\$4,050
\$1,000,000	whole note – scheduled monthly income	\$8,100

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.

