

San Diego, CA

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$125,000
Appraised Value	\$1,200,000
Combined Loan-to-Value	61% *
Protective Equity	\$462,500 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$612,500 at 4.00%

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

Comments: *Appraisal dated April 25, 2017*

Our borrower bought this property in 2012 for \$1,000,000. He has excellent credit and stable employment. The loan proceeds will be used for real estate investment.

Per Appraiser: This property offers 2,638 sq. ft. of living space featuring 4 bedrooms, 4 baths and a 2-car garage on a 7,976 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$125,000	whole note – scheduled monthly income	\$1,160

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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