

Lakeside, CA (San Diego County)

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	\$90,000
Appraised Value	\$600,000
Combined Loan-to-Value	66% *
Protective Equity	\$203,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$307,000 at 5.750%

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

Comments: Appraisal dated August 28, 2017

Our borrower bought this property in 2002.
She has very good credit and stable employment.
The loan proceeds will be used to fund a business venture.

Lakeside is located 16 miles northeast of downtown San Diego.

Per Appraiser: This property offers 2,131 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 2-car garage on a 5,227 sq. ft. lot.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$242
\$50,000	partial interest – scheduled monthly income	\$484
\$90,000	whole note – scheduled monthly income	\$871

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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