

Fallbrook, CA (San Diego County)

Refinance Rental Property

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$238,000</b>
Appraised Value	<b>\$1,225,000</b>
Combined Loan-to-Value	<b>49% *</b>
Protective Equity	<b>\$620,000 *</b>
Investor Yield	<b>10.25%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$367,000 at 3.625%

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

### Comments: *Appraisal dated October 10, 2017*

Our borrowers bought this property in 2007. He has excellent credit and stable employment. The loan proceeds will be used as the downpayment on another rental property.

The current tenant is paying \$4,450/month.

Per Appraiser: This property offers 4,284 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 3-car garage on a 5 acre lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$238,000	whole note – scheduled monthly income	\$2,068

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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