

Encinitas, CA (San Diego County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$650,000
Loan-to-Value	15%
Protective Equity	\$650,000
Investor Yield	8.50%
Term	5 Years (40 due in 5)

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

Comments: *Appraisal dated October 9, 2017*

Our borrower inherited this property and owns it free and clear.
The loan proceeds will be used to update the home.
The property is located 1.5 miles east of the local beaches.

The current tenant pays \$1,850 (well below market according to zillow.com)

Per Appraiser: This property offers 781 sq. ft. of living space featuring
2 bedrooms, 1 bath and a 1-car garage on a 3,700 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	whole note – scheduled monthly income	\$733

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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