

Carlsbad, 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	\$100,000
Appraised Value	\$1,245,000
Combined Loan-to-Value	61% *
Protective Equity	\$479,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$666,000 at 2.00%

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

Comments: Appraisal dated November 14, 2017

Our borrower bought this property in 2006.
She has good credit and stable employment.
The loan proceeds will be used to fund her business.

The home is located one mile from the beaches.

Per Appraiser: This property offers 3,001 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 3-car garage on an 8,200 sq. ft. lot.

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

Examples of investor returns —

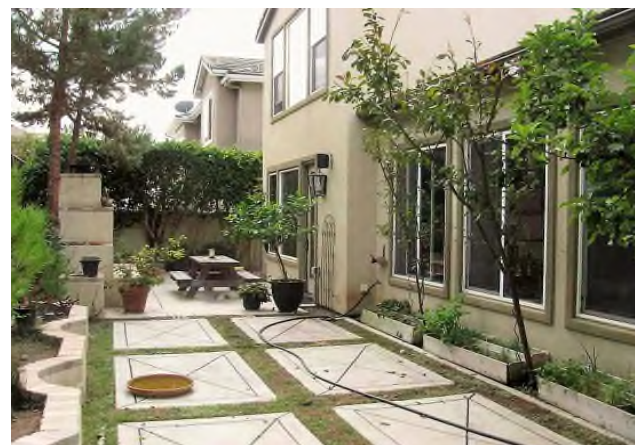
\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	whole note – scheduled monthly income	\$928

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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