

San Diego, CA
Refinance Income Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Commercial
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$110,000
Appraised Value	\$800,000
Loan-to-Value	14%
Protective Equity	\$690,000
Investor Yield	8.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated December 5, 2017*

Our borrower inherited this property which he now owns free and clear. He has excellent credit and will use the loan proceeds to rebuild.

The property is located just south of Mission Bay in San Diego's Ocean City neighborhood.

Per Appraiser: The land is valued at \$800,000

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

Examples of investor returns —

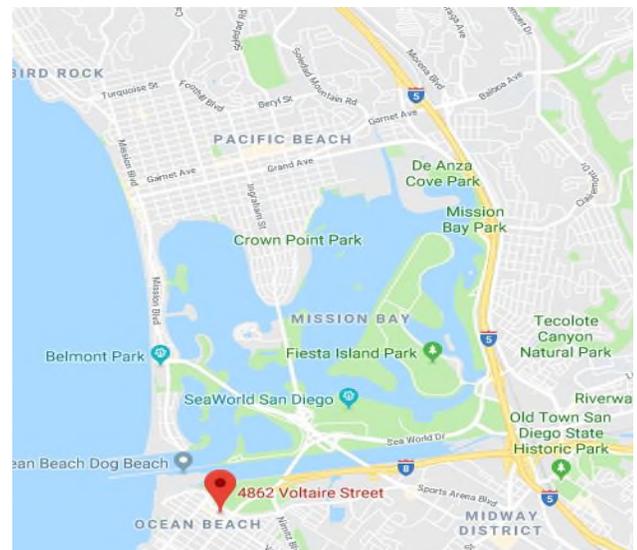
\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$110,000	whole note – scheduled monthly income	\$806

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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