

Escondido, CA (San Diego County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$80,000
Appraised Value	\$815,000
Combined Loan-to-Value	65% *
Protective Equity	\$289,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$446,000 at 4.875%

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

Comments: *Appraisal dated February 14, 2018*

Our borrower bought this property in 2014. He has good credit and owns a construction company, The loan proceeds will be used to purchase an investment property.

Per Appraiser: This property offers 2,010 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 3-car garage on a 1 acre lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$80,000	whole note – scheduled monthly income	\$743

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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