

Vista (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	\$65,000
Appraised Value	\$730,000
Combined Loan-to-Value	65% *
Protective Equity	\$253,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$412,000 at 4.00%

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

Comments: *Appraisal dated April 12, 2018*

Our borrower has owned this home since 1998. She has good credit and is a local Realtor. The loan proceeds will be used to buy a real estate investment.

Per Appraiser: This property offers 3,069 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 26,136 sq. ft. lot.

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

Examples of investor returns —

\$30,000	partial interest – scheduled monthly income	\$278
\$65,000	whole note – scheduled monthly income	\$603

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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