

Vista (San Diego County)

Refinance Residence for Business Purpose

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$68,000</b>
Appraised Value	<b>\$565,000</b>
Combined Loan-to-Value	<b>68%</b> *
Protective Equity	<b>\$197,000</b> *
Investor Yield	<b>11.49%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$300,000 at 4.375%

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

### Comments: *Appraisal dated April 22, 2018*

Our borrower bought this property in 2004.  
He is a licensed contractor and has good credit.  
The loan proceeds will be used to fund his business.

Per Appraiser: This property offers 1,535 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 6,742 sq. ft. view lot.

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

Examples of investor returns —

\$30,000	partial interest – scheduled monthly income	\$290
\$68,000	whole note – scheduled monthly income	\$658

**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](http://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](http://capitalbenefit.com)  
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