

San Diego (San Diego County)
Refinance Investment Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$365,000
Appraised Value	\$590,000
Loan-to-Value	62%
Protective Equity	\$225,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated April 4, 2018*

Our borrower just inherited this property. She must now payoff the current mortgage, buy out her siblings and remodel the home.

The home is located just 1 mile east of Mission Bay.

Similar properties rent for about \$2,700/month.

Per Appraiser: This property offers 1,161 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$365,000	whole note – scheduled monthly income	\$3,099

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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