

San Diego (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 | \$150,000 |
| Appraised Value | \$1,225,000 |
| Combined Loan-to-Value | 51% * |
| Protective Equity | \$603,000 * |
| Investor Yield | 11.00% |
| Term | 3 Years (40 due in 3) |

* 1st mortgage \$472,000 at 3.875%

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

Comments: *Appraisal dated May 9, 2018*

Our borrower bought this property in 2009. She has very good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 1,674 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 9,000 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$464 |
| \$100,000 | partial interest – scheduled monthly income | \$928 |
| \$150,000 | whole note – scheduled monthly income | \$1,392 |

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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