

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 | \$110,000 |
| Appraised Value | \$1,775,000 |
| Combined Loan-to-Value | 66% * |
| Protective Equity | \$601,000 * |
| Investor Yield | 11.50% |
| Term | 3 Years (40 due in 3) |

* 1st mortgage \$1,064,000 at 4.00%

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

Comments: *Appraisal dated May 9, 2018*

Our borrowers bought this property in 2007.
They have good credit and stable employment.
The loan proceeds will be used for real estate investment.

Per Appraiser: This property offers 2,931 sq. ft. of living space featuring
3 bedrooms, 3 baths and a 2-car garage on a 7,100 sq. ft. view lot.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$484 |
| \$110,000 | whole note – scheduled monthly income | \$1,065 |

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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