

Fallbrook (San Diego)

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>\$400,000</b>
Appraised Value	<b>\$1,800,000</b>
Combined Loan-to-Value	<b>64%</b> *
Protective Equity	<b>\$640,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>4 Years</b> (40 due in 4)

\* 1<sup>st</sup> mortgage \$760,000 at 4.00%

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

**Comments:** *Appraisal dated June 19, 2018*

Our borrowers built this custom home in 2000. They have very good credit and have owned their business for 19 years. The loan proceeds will be used for business capital

Per Appraiser: This property offers 4,198 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool, tennis court and a 3-car garage on 8.7 acres.

**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
\$400,000	whole note – scheduled monthly income	\$3,713

**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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