Victorville (San Bernardino)

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	**$160,000**
Appraised Value	**$575,000**
Combined Loan-to-Value	**64%** *
Protective Equity	**$206,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 2)

* 1st mortgage $209,000 at 4.375%

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

Comments: *Appraisal dated July 15, 2018*

Our borrower has owned this home since 1995.
She has very good credit and stable employment.
The loan proceeds will be used to make the balloon payment on the current 2nd business-purpose mortgage.

The home is located in the Spring Valley Lake development.

Per Appraiser: This lakefront property offers 2,816 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 7,200 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
$160,000	whole note – scheduled monthly income	$1,485

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.