

San Diego (San Diego County)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$336,000
Appraised Value	\$480,000
Loan-to-Value	70%
Protective Equity	\$144,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 16, 2018*

Our borrower is buying this property through a standard sale transaction for the appraised value. He has stable employment, excellent credit and a proven track record with Capital Benefit.

The current owner bought the home in 2013 for \$380,000.

Similar properties rent for about \$2,500/month (zillow.com)

Per Appraisal: This property offers 916 sq. ft. of living space featuring 1 bedroom, 2 baths and a 1-car garage. The HOA fee is \$422/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$336,000	whole note – scheduled monthly income	\$2,592

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.

