

Menifee (Riverside County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$90,000
Appraised Value	\$400,000
Combined Loan-to-Value	63% *
Protective Equity	\$148,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$162,000 at 5.00%

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

Comments: *Appraisal dated December 24, 2018*

Our borrower has owned this home since 2009. He has very good credit and stable employment. The loan proceeds will be used for business capital

Per Appraiser: This property offers 2,579 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 3-car garage on a 6,098 sq. ft. lot. The home is part of a master planned neighborhood including lake access, pool/spa and barbeque facilities. The HOA fee is \$186/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$90,000	whole note – scheduled monthly income	\$835

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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