

Oceanside (San Diego County)

Refinance Residence for Business Purpose

1<sup>st</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>\$655,000</b>
Loan-to-Value	<b>61%</b>
Protective Equity	<b>\$255,000</b>
Investor Yield	<b>9.25%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated February 20, 2019*

Our borrower owns his home free and clear.  
She has very good credit and stable employment.  
The loan proceeds will be used to buy an income property.

Per Appraiser: This property offers 2,388 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 7,500 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$400,000	whole note – scheduled monthly income	\$3,163

**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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