

San Diego (Downtown)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|-------------------|------------------------------|
| Property Type | Condominium |
| Occupancy | Owner |
| Purpose | Business |
| Loan Amount | \$260,000 |
| Appraised Value | \$435,000 |
| Loan-to-Value | 60% |
| Protective Equity | \$175,000 |
| Investor Yield | 9.50% |
| Term | 3 Years (40 due in 3) |

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

Comments: *Appraisal dated March 12, 2019*

Our borrower has owned this home since 2010. She has very good credit and stable employment. The net loan proceeds will be used for business capital.

Per Appraiser: This studio offers 675 sq. ft. of living space. The unit includes 1 assigned parking spot. The HOA fee is \$530/month.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$405 |
| \$100,000 | partial interest – scheduled monthly income | \$810 |
| \$260,000 | whole note – scheduled monthly income | \$2,106 |

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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