San Diego

Refinance Investment Property

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhouse**	
Occupancy	**Non-Owner**	
Purpose	**Business**	
Loan Amount	**$110,000**	
Appraised Value	**$685,000**	
Combined Loan-to-Value	**64%**	*
Protective Equity	**$250,000**	*
Investor Yield	**11.00%**	
Term	**2 Years** (40 due in 2)	

* 1st mortgage $325,000 at 5.125%

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

Comments: *Appraisal dated April 24, 2019*

Our borrowers have owned this property since 2006.
They have good credit and will use the loan proceeds for business capital.

The current tenant is paying $2,750/month

Per Appraiser: This property offers 1,202 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is $220/month which includes pool and other common areas.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$110,000	whole note – scheduled monthly income	$1,021

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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 | 🖷 (949) 566-9262 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002