

San Marcos (San Diego County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$135,000
Appraised Value	\$890,000
Combined Loan-to-Value	65% *
Protective Equity	\$315,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 2)

* 1st mortgage \$440,000 at 4.50%

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

Comments: *Appraisal dated November 29, 2019*

Our borrower has owned this home since 2013. He has very good credit and will use the loan proceeds for his business.

Per Appraiser: This property offers 3,581 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-car garage on a 20,002 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$135,000	whole note – scheduled monthly income	\$1,253

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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