

La Jolla (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	\$250,000
Appraised Value	\$2,200,000
Combined Loan-to-Value	45% *
Protective Equity	\$1,214,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 2)

* 1st mortgage \$736,000 at 5.09%

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

Comments: *Appraisal dated November 4, 2019*

Our borrower has owned this home since 1976. He has good credit and will use the loan proceeds for a business investment.

Per Appraiser: This property offers 2,676 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool/spa and a 3-car garage on a 10,581 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$250,000	whole note – scheduled monthly income	\$2,321

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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