

San Marcos (San Diego County)
Refinance Residence for Business Purpose
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$60,000
Appraised Value	\$1,246,000
Combined Loan-to-Value	66% *
Protective Equity	\$429,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$757,000 at 6.875%

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

Comments: *Appraisal dated January 15, 2020*

Our borrowers have owned this home since 2017. They have good credit and will use the loan proceeds for business.

Per Appraiser: This property offers 3,672 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 8,276 sq. ft. lot.

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

Examples of investor returns —

\$60,000 whole note – scheduled monthly income \$557

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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