

San Diego (Mission Bay Neighborhood)

Refinance Rental Property

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Townhouse</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$210,000</b>
Appraised Value	<b>\$1,265,000</b>
Combined Loan-to-Value	<b>70%</b> *
Protective Equity	<b>\$379,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$676,000 at 3.75%

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

### Comments: *Appraisal dated January 8, 2020*

Our borrower has owned this home since 2015. He has very good credit and a long, proven track record with Capital Benefit. The loan proceeds will be used for a real estate investment.

The current tenant is paying \$6,000/month.

Per Appraiser: This property is located just one block from the beach and offers 1,360sq. ft. of living space featuring 3 bedrooms, 2 1/2 baths and a 2-car garage. The HOA fee is \$250/month.

### 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
\$210,000	whole note – scheduled monthly income	\$1,949

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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