

Hesperia (San Bernardino 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	\$180,000
Appraised Value	\$450,000
Combined Loan-to-Value	58% *
Protective Equity	\$185,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$85,000 at 4.25%

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

Comments: Appraisal dated August 11, 2021

Our borrower has owned this home since 2011
He has good credit and stable employment.
The loan proceeds will be used to buy an investment property.

Per Appraiser: This property offers 1,547 sq. ft. of living space featuring
4 bedrooms, 3 baths and a 2-car garage on a 7,900 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
\$180,000	whole note – scheduled monthly income	\$1,671

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. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
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