

Warner Springs (San Diego County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$225,000
Appraised Value	\$450,000
Loan-to-Value	50%
Protective Equity	\$225,000
Investor Yield	8.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated September 13, 2021*

THIS IS A MANUFACTURED HOME ON A PERMANENT FOUNDATION

Our borrowers bought this home 3 years ago; she owns it free & clear.

She has perfect credit and stable employment.

The loan proceeds will be used for her business.

The current tenant is paying \$1,950/month.

Per Appraiser: This property offers 1,607 sq. ft. of living space featuring 2 bedrooms and 2 baths on 19.64 acres

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$225,000	whole note – scheduled monthly income	\$1,649

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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