

**Vista (San Diego County)**  
**Refinance Rental Property**  
2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$57,000</b>
Appraised Value	<b>\$650,000</b>
Combined Loan-to-Value	<b>62%</b> *
Protective Equity	<b>\$246,000</b> *
Investor Yield	<b>10.50%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$347,000 at 4.875%

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

**Comments:** *Appraisal dated September 14, 2021*

Our borrower has owned this home since 2007  
She has good credit and stable employment.

The current tenant is paying \$2,800/month.

Per Appraiser: This property offers 1,624 sq. ft. of living space  
featuring 3 bedrooms and 1 bath on a 29,621 sq. ft. lot.

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

Examples of investor returns —

\$57,000    whole note — scheduled monthly income    \$506

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

Available to California investors or all qualified investors.



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