

Chula Vista (San Diego County)

Refinance Rental Duplex

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Duplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$140,000
Appraised Value	\$850,000
Combined Loan-to-Value	70% *
Protective Equity	\$256,000 *
Investor Yield	10.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$454,000 at 3.00%

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

Comments: *Appraisal dated December 10, 2021*

Our borrower has owned this property since 1999.
He has very good credit and stable employment.
The loan proceeds will be used to pay off the current 2nd mortgage.

Monthly rental income is \$4,250.

Per Appraiser: This property offers:
Unit A: 3 bedrooms, 2 baths, 1,316 sq. ft. living space
Unit B: 1 bedroom, 1 bath, 600 sq. ft. living space
2-car garage on a 5,662 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$140,000	whole note – scheduled monthly income	\$1,189

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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