

Solana Beach (San Diego County)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$2,700,000
Appraised Value	\$4,000,000
Loan-to-Value	68%
Protective Equity	\$1,300,000
Investor Yield	9.25%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated March 18, 2022*

Our borrower is buying this property from a business associate for the appraised value. He has stable employment and good credit.

Borrower intends to use the property for short-term rental.

Per Appraisal: This property offers 4,767 sq. ft. of living space featuring 6 bedrooms, 5 baths, pool/spa and a 3-car garage on a 16,005 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$791
\$500,000	partial interest – scheduled monthly income	\$3,953
\$2,700,000	whole note – scheduled monthly income	\$21,348

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.

