

**Lake Elsinore (Riverside County)**  
**Refinance Residence for Business Purpose**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$150,000</b>
Appraised Value	<b>\$700,000</b>
Loan-to-Value	<b>21%</b>
Protective Equity	<b>\$550,000</b>
Investor Yield	<b>9.00%</b>
Term	<b>3 Years</b> (40 due in 3)

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

**Comments:** *Appraisal dated November 3, 2022*

Our borrower has owned this property for five years. It is free & clear.  
She will use the loan proceeds for her child care business.

Per Appraiser: This property offers 3,752 sq. ft. of living space featuring  
5 bedrooms, 4 baths and a 3-car garage on a 3,752 sq. ft. lot.

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

Examples of investor returns —

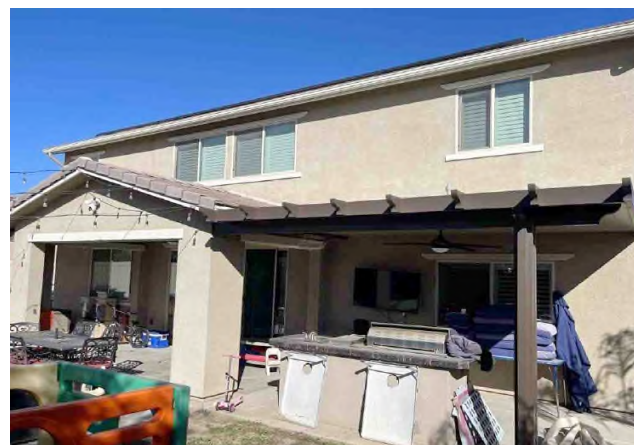
\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$150,000	whole note – scheduled monthly income	\$1,157

**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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