

Oceanside (San Diego County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$250,000
Appraised Value	\$544,000
Loan-to-Value	46%
Protective Equity	\$294,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated January 31, 2024

Our borrower has owned this property for over 8 years. She has good credit and stable employment. The net loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,056 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage. The HOA fee is \$309/month.

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
\$250,000	whole note – scheduled monthly income	\$2,123

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. 3857 Birch St. #127 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
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