

Big Bear Lake (San Bernardino County)
Refinance Residence for Business Purpose
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$840,000
Combined Loan-to-Value	66% *
Protective Equity	\$286,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$454,000 at 4.875%

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

Comments: *Appraisal dated July 18, 2022*

Our borrower has owned this home for 5 years.
 He has good credit and stable employment.
 The loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,870 sq. ft. of living space featuring 4 bedrooms, 2 baths and a detached 2-car garage on a 7,854 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	whole note – scheduled monthly income	\$889

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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