

**Lake Arrowhead (San Bernardino)
Refinance Investment Property
2nd Trust Deed Investment**



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$220,000
Appraised Value	\$1,600,000
Combined Loan-to-Value	66% *
Protective Equity	\$540,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$840,000 at 4.00%

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

Comments: *Appraisal dated July 28, 2022*

Our borrowers bought this home in January and just completed an extensive, \$350,000 remodel. They have very good credit and stable employments. The loan proceeds will be used for real estate investments.

Per Appraiser: This property offers 2,842 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 2-car garage on a 12,420 sq. ft. lot.

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

Examples of investor returns —

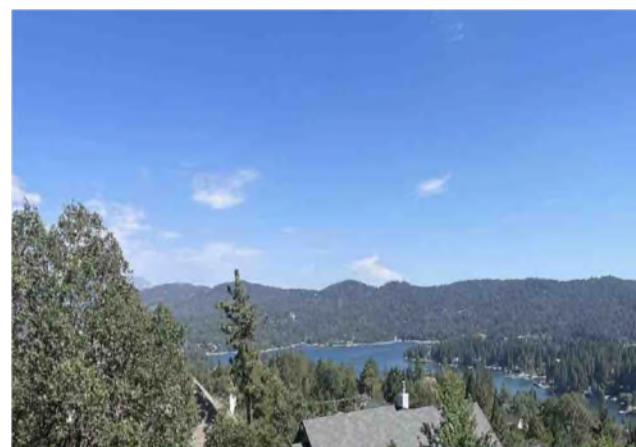
\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$220,000	whole note – scheduled monthly income	\$2,042

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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