

San Diego

Refinance Rental Property

1<sup>st</sup> Trust Deed Investment



CapitalBenefit  
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Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$1,290,000
Appraised Value	\$2,150,000
Loan-to-Value	60%
Protective Equity	\$860,000
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 December 8, 2022

Our borrower has owned this property for 3 years. She has very good credit and stable employment. The net loan proceeds will be used for business capital.

The current tenant is paying \$7,500/month.

Per Appraiser: This property is located in a gated golf community and offers 2,483 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 7,258 sq. ft. lot.

**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
\$1,290,000	whole note – scheduled monthly income	\$10,954

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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