

Encinitas (San Diego 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	\$1,400,000
Appraised Value	\$5,700,000
Combined Loan-to-Value	34% *
Protective Equity	\$3,767,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$533,000 at 5.375%

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

Comments: *Appraisal dated February 27, 2023*

Our borrower has owned this property for over 30 years. He has good credit and will use the net loan proceeds for real estate investment.

Per Appraiser: This property offers 3,783 sq. ft. of living space featuring 5 bedrooms, 5 baths and a 1-car garage on a 6,970 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
\$1,400,000	whole note – scheduled monthly income	\$12,996

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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