

La Jolla (San Diego County)
Refinance Investment Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$250,000
Appraised Value	\$2,350,000
Combined Loan-to-Value	51% *
Protective Equity	\$1,147,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)
	* 1 st mortgage \$953,000 at 3.875%

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

Comments: *Appraisal dated February 22, 2023*

Our borrowers are refinancing his property to fund the remodel. The exit strategy is to sell the home upon completion. They have very good credit and stable employment.

Per Appraiser: This property offers 1,321 sq. ft. of living space featuring 3 bedrooms, 2 baths and an ADU on a 5,812 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$250,000	whole note – scheduled monthly income	\$2,421

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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