

**Murrieta (Riverside County)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$250,000</b>
Appraised Value	<b>\$725,000</b>
Combined Loan-to-Value	<b>58%</b> *
Protective Equity	<b>\$304,000</b> *
Investor Yield	<b>11.25%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$171,000 at 3.75%

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

**Comments:** *Appraisal dated July 15, 2023*

Our borrower has owned this home for 16 years. He has very good credit and stable employment. The loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 3,242 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-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	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$250,000	whole note – scheduled monthly income	\$2,371

**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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