

Chino, CA (San Bernardino)

Refinance Investment Property

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$280,000
Appraised Value	\$450,000
Loan-to-Value	62%
Protective Equity	\$170,000
Investor Yield	12.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated September 23, 2012

Our borrower is an experienced real estate investor who bought this property as an REO 18 months ago with a loan funded by Capital Benefit. He has since rehabbed the property throughout and is collecting a total of \$3,400/month for the main home and the guest house.

The loan proceeds will help finance the purchase of another rental.

Per Appraiser: This property offers 2,565 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 3-car garage plus a 850 sq. ft. guest house with 2 bedrooms and 2 baths (permit pending – no value given) on a 19,803 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$280,000	whole note – scheduled monthly income	\$2,937

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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