Highland, CA (San Bernardino)

Purchase Rental Home with $190,000 down

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$87,000**
Appraised Value	**$277,000**
Loan-to-Value	**31%**
Protective Equity	**$190,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated January 19, 2012*

Our borrower is buying this newly rehabbed former foreclosure property. He recently inherited and plans on building a portfolio of rental homes.

Similar properties rent for about $2,300/month (realtor.com).

Per Appraiser: This property offers 2,480 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 3 car garage on a 7,452 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$87,000	whole note – scheduled monthly income	$773

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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