

Helendale, CA (San Bernardino)

Purchase Lakefront Rental

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$105,000
Appraised Value	\$155,000
Loan-to-Value	70% *
Protective Equity	\$45,000 *
Investor Yield	11.875%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$150,000

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

Comments: Appraisal dated April 21, 2012

Our borrower is buying this home in an approved short sale transaction. The current owner paid \$240,000 in February 2004.

Similar homes rent for about \$2,200/month. The homeowners' association fee is \$165/month with access to Silver Lakes Country Club, its swimming pools, tennis courts and free play at the 27-hole golf course.

Helendale is located 20 miles North of Victorville, 25 miles Southwest of Barstow.

Per Appraiser: This property offers 1,934 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, a boat dock and a 2 car garage on a 7,920 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$499
\$100,000	partial interest – scheduled monthly income	\$998
\$105,000	whole note – scheduled monthly income	\$1,048

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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