

Beaumont, CA (Riverside)

Purchase Second Home

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Second Home
Loan Amount	\$141,000
Appraised Value	\$227,000
Loan-to-Value	62%
Protective Equity	\$86,000
Investor Yield	11.00%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated February 25, 2012

Our borrower is a Canadian citizen who owns a local business.
He is buying this 3 year old property directly from HUD as a second home.

The previous owner bought the property from the builder for \$321,500

Per Appraiser: This upgraded view property offers 3,064 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool, spa and a 3 car garage on a 10,890 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$141,000	whole note – scheduled monthly income	\$1,309

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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