

Big Bear Lake, CA (San Bernardino)

Refinance of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$120,000
Appraised Value	\$275,000
Loan-to-Value	44%
Protective Equity	\$155,000
Investor Yield	10.75%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated April 30, 2012*

Our borrower purchased the property all cash directly from the bank and just finished his rehab and upgrades. The subject now features double pane low E windows, wood and tile flooring, ceiling fans and rehabbed wood decks. The property is located next to and offers views of [Bear Mountain ski resort](#).

He will use the cash out from this transaction to buy additional income properties. Title is held in his Nevada LLC.

Our borrower intends to rent the property during off season at \$1,100/month and \$1,500/ week during ski season.

Per Appraiser: The property offers 1,848 sq. ft. of living space featuring 4 bedrooms, 4 baths and a 2 car garage on a 12,150 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$120,000	whole note – scheduled monthly income	\$1,090

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002