Palm Springs, CA **(Riverside)**

Purchase Rental Condominium

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Loan Amount	**$152,000**
Appraised Value	**$255,000**
Loan-to-Value	**60%** *
Protective Equity	**$101,500** *
Investor Yield	**10.50%**
Term	**5 Years** (40 due in 5)

* based on Purchase Price of $253,500

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

Comments: *Appraisal dated May 30, 2012*

Our borrower is buying this condo as an income property.
He has excellent credit.

Units in the same building rent for about $3,800/month during high season and $1,100/month during off-season.

This property is located in the “Old Las Palmas” neighborhood of Downtown Palm Springs.
The association amenities included gated access and pool.

Per Appraiser: This 2nd floor end unit includes a front patio and rear deck and offers 1,230 sq. ft. of living space featuring 2 bedrooms, 2 baths and a designated covered parking spot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$869
$152,000	whole note – scheduled monthly income	$1,321

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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