Corona, CA (Riverside)

Purchase Large Estate with $214,000 down

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$499,000**
Appraised Value	**$713,000**
Loan-to-Value	**70%**
Protective Equity	**$214,000**
Investor Yield	**11.25%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated May 26, 2012*

Our borrower is buying property on an approved short sale.

In 2006, current owner bought directly from the builder for $1,200,000.

The home is part of the gated neighborhood of Crown Ranch.

Similar properties are offered for rent at $4,400/month (Zillow.com)

Per Appraiser: This 6 year-old, highly upgraded property offers 4,827 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 4-car garage on a 34,868 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$474
$200,000	partial interest – scheduled monthly income	$1,896
$499,000	whole note – scheduled monthly income	$4,732

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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