

Colton, CA (San Bernardino)

Purchase REO Horse Property

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$108,500
Appraised Value	\$175,000
Loan-to-Value	65% *
Protective Equity	\$58,500 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* based on purchase price of \$167,000

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

Comments: Appraisal dated August 3, 2012

Our borrower is buying this property directly from the bank for less than the appraised value. He expects to rent out the property for \$2,500/month.

In March 2007, the last owner paid \$440,000 !!!

The property is mini-ranch on almost an acre of land with horse stables and training area behind very private gated entry

Per Appraiser: This property offers 1,386 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool, spa and a 3-car garage on a 42,645 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$108,500	whole note – scheduled monthly income	\$1,007

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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