Temecula, CA (Riverside)

REO Purchase Rental Property On 4 ½ Acres

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$200,000**
Appraised Value	**$400,000**
Loan-to-Value	**50%**
Protective Equity	**$200,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated August 27, 2012*

Our borrower is buying this property directly from the bank.
He has excellent credit and is a carpenter by trade.
His plan is to update the property to maximize its potential and hold the property while the market improves.

He expects to generate $3,500/month in rental income.

This property is located in the winegrowing Temecula Valley, surrounded by multi-acre estates and vineyards.

Per Appraiser: This gated property offers 2,298 sq. ft. of living space featuring 3 bedrooms, 3 baths, pool, a 1-car attached garage and a 4-car detached garage with a built out loft on a 4.56 acre lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$200,000	whole note – scheduled monthly income	$1,698

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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