Murrieta, CA (Riverside)

Refinance Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$115,000**
Appraised Value	**$230,000**
Loan-to-Value	**50%**
Protective Equity	**$115,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated October 13, 2012*

In December 2010, our borrower bought this investment property directly from the bank for $242,000 in an all-cash transaction. He has a stable job and good credit.

He did some remodeling and now has a tenant paying $1,200/month. The loan proceeds will be used to pay off all consumer debts and the remaining balance on a timeshare.

Per Appraiser: This property offers 1,685 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 3-car garage on a 7,841 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$115,000	whole note – scheduled monthly income	$1,022

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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