

**Upland, CA (San Bernardino)**  
**Refinance Rental Property**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Non-Owner             |
| Loan Amount       | \$204,000             |
| Appraised Value   | \$340,000             |
| Loan-to-Value     | 60%                   |
| Protective Equity | \$136,000             |
| Investor Yield    | 11.00%                |
| Term              | 2 Years (40 due in 2) |

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

**Comments:** *Appraisal dated July 31, 2012*

Our borrower has owned this property for 25 years and lives in the home next door. The loan proceeds will be used to update the home and buy an investment property.

The property produces \$1,400/month in rental income.

Per Appraiser: This property offers 1,475 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 1-car garage on a 23,375 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$464   |
| \$100,000 | partial interest – scheduled monthly income | \$928   |
| \$204,000 | whole note – scheduled monthly income       | \$1,894 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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