## Rosamond, CA (Kern)

## Refinance to make Balloon Payment

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$62,000** |
| Appraised Value | **$125,000** |
| Loan-to-Value | **50%** |
| Protective Equity | **$63,000** |
| Investor Yield | **11.00%** |
| Term | **3 Years** (40 due in 3) |

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

**Comments:** *Appraisal dated November 9, 2012*

Our borrowers bought this home three years ago as an income property. They are currently collect $1,000/month in rent.

The loan proceeds will be used to make a balloon payment on the current first mortgage.

Per Appraiser: This property offers 1,188 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,300 sq. ft. lot.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $464 |
| $62,000 | whole note – scheduled monthly income | $575 |

**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.



Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002