Corona, CA (Riverside)

Purchase Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$138,000**
Appraised Value	**$276,000**
Loan-to-Value	**50%**
Protective Equity	**$138,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated December 4, 2012*

Our borrowers are buying this newly rehabbed property for the appraised value. They have excellent credit.

Similar homes rent for about $1,900/month (source: zillow.com)

Per Appraiser: This property offers 1,440 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,970 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$888
$138,000	whole note – scheduled monthly income	$1,226

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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