Beaumont, CA (Riverside)

Purchase Primary Residence

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$107,250**
Appraised Value	**$165,000**
Loan-to-Value	**65%**
Protective Equity	**$57,750**
Investor Yield	**11.00%**
Term	**7 Years** (40 due in 7)

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

Comments: *Appraisal dated November 29, 2012*

Our borrower is buying the property she has been renting for the last year. She is a local school administrator with good credit and excellent documented income.

In 2005, the builder sold this home for $346,500 !

Per Appraiser: This property offers 3,860 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 5,227 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$107,250	whole note – scheduled monthly income	$996

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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