Norco, CA (Riverside)

Purchase Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$285,000**
Appraised Value	**$480,000**
Loan-to-Value	**70%** *
Protective Equity	**$125,000** *
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $410,000

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

Comments: *Appraisal dated March 22, 2013*

Our borrower is buying this home through a standard sale transaction for $70,000 less than the appraised value. He has excellent credit and stable employment.

The homes rent for about $3,500/month (zillow.com)

In 2005, the current owner paid $760,000.

Per Appraiser: This property offers 3,895 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool/spa and a 4-car garage on a 23,958 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	$889
$420,000	whole note – scheduled monthly income	$2,532

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.

CapitalBenefit
the greener money™

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