Canyon Lake, CA (Riverside)

Purchase Lakefront Investment Property

1st Trust Deed Investment

CapitalBenefit
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Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$100,000**
Appraised Value	**$355,000**
Loan-to-Value	**29%** *
Protective Equity	**$250,000** *
Investor Yield	**9.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $350,000

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

Comments: *Appraisal dated October 28, 2013*

Our borrowers are purchasing this property through a standard sale transaction for $5,000 less than the appraised value. They both have excellent credit and already own two other rentals. The husband is a licensed real estate broker.

The home is part of the gated city of Canyon Lake which was developed around a man-made 383 acre reservoir.

Similar homes rent for about $2,400/month (zillow.com)

Per Appraiser: This property offers 1,565 sq. ft. of living space featuring 2 bedrooms, 2 baths, a 3-car garage and a dock on a 7,841 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$405
$100,000	whole note – scheduled monthly income	$810

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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