Palm Springs, CA (Riverside)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$270,000**
Appraised Value	**$585,000**
Loan-to-Value	**46%**
Protective Equity	**$315,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 3)

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

Comments: *Appraisal dated December 9, 2013*

Our borrowers own this property free and clear. They will use the loan proceeds to add to their portfolio of rental real estate.
Both have excellent credit and one of them is a local Realtor.

The current tenant is paying $3,000/month.

Per Appraiser: This property offers 2,338 sq. ft. of living space featuring 3 bedrooms, 3 baths, pool/spa and a 3-car garage on a 10,454 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$270,000	whole note – scheduled monthly income	$2,293

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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