Temecula, CA (Riverside)

Refinance for Business Purpose

1st Trust Deed Investment

CapitalBenefit

the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$800,000**
Appraised Value	**$1,425,000**
Loan-to-Value	**56%**
Protective Equity	**$625,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated February 11, 2014*

Our borrower bought this residence in 2004 and added the adjoining parcels in 2009. He owns the entire site free and clear.
He has excellent credit and will use the loan proceeds to finish a nearby commercial development project.

Per Appraiser: This property offers 2,251 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, 5-car garage and avocado groves on 27.39 acres.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$889
$250,000	partial interest – scheduled monthly income	$2,221
$800,000	whole note – scheduled monthly income	$7,109

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.