Riverside, CA

Refinance Residence for Business Purpose

2nd Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$110,000**
Appraised Value	**$695,000**
Combined Loan-to-Value	**65%** *
Protective Equity	**$245,000** *
Investor Yield	**12.99%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $340,000 at 3.875% 30-year fixed

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

Comments: *Appraisal dated February 23, 2014*

Our borrower bought this property in 2008 directly from the builder for $559,000. He owns a fast food franchise and will use the loan proceeds to purchase another restaurant.

The home is part of the “Lake Hills Reserve” community which offers pool, spa, gym, sports courts and a clubhouse. The HOA fee is $179.

Per Appraiser: This property offers 5,370 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 23,522 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$585
$110,000	whole note – scheduled monthly income	$1,287

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.