Riverside, CA

Refinance Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$500,000**
Appraised Value	**$725,000**
Loan-to-Value	**69%**
Protective Equity	**$225,000**
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated May 24, 2014*

Our borrower bought this property four years ago directly from the bank and completely remodel the home. He has excellent credit.
The net loan proceeds will be used to buy another rental property.

The property is currently rented at $2,900/month.

Per Appraiser: This property offers 4,156 sq. ft. of living space featuring 3 bedrooms and 3 ½ baths on a 79,279 sq. ft. lot

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$250,000	partial interest – scheduled monthly income	$2,271
$500,000	whole note – scheduled monthly income	$4,542

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.