**Palm Springs, CA** **(Riverside)**

**Refinance Residence for Business Purpose**

2nd Trust Deed Investment

# CapitalBenefit

the greener money™

## Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Owner** |
| Purpose | **Business** |
| Loan Amount | **$200,000** |
| Appraised Value | **$1,325,000** |
| Combined Loan-to-Value | **44%** * |
| Protective Equity | **$745,000** * |
| Investor Yield | **12.00%** |
| Term | **2 Years** (40 due in 2) |

* 1st mortgage $380,000 at 5.25% 30-year fixed

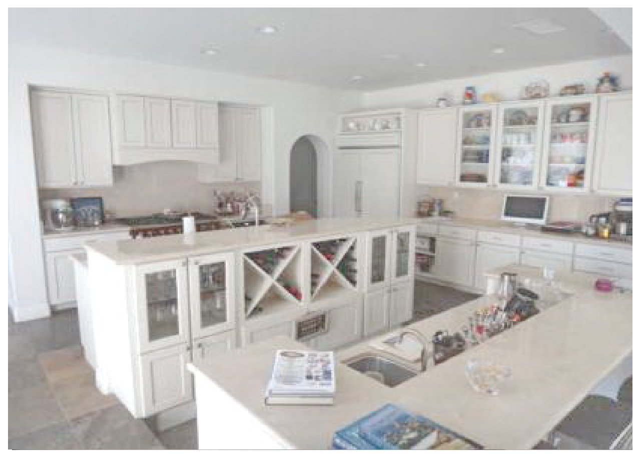
**Fund directly into insuring Title Company**
**Your vesting on Note and Deed of Trust**

**Comments:** *Appraisal dated August 28, 2014*

Our borrower bought this property in 2009 from the developer.
He has great credit and will use the loan proceeds for business expansion.

The home is located adjacent to the Indian Canyons Golf Resort.

Per Appraiser: This property offers a main house with 3,335 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths, a 314 sq. ft. casita featuring 1 bedroom, 1 bath, pool/spa with cabana and a 3-car garage on a 19,166 sq. ft. lot.



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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $504 |
| $100,000 | partial interest – scheduled monthly income | $1,008 |
| $200,000 | whole note – scheduled monthly income | $2,017 |

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002