

Upland, CA (San Bernardino)

No Cash-Out Refinance of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|-------------------|------------------------------|
| Property Type | Single Family |
| Occupancy | Non-Owner |
| Purpose | Business |
| Loan Amount | \$160,000 |
| Appraised Value | \$550,000 |
| Loan-to-Value | 29% |
| Protective Equity | \$390,000 |
| Investor Yield | 10.00% |
| Term | 3 Years (40 due in 3) |

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

Comments: Appraisal dated October 30, 2014

Our borrower bought this property in 1996. The loan proceeds will be used to pay off the current mortgages.

The property is currently rented for \$2,550/month.

Per Appraiser: This property offers 2,584 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths, pool/spa and a 2-car garage on a 7,500 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 |
| \$160,000 | whole note – scheduled monthly income | \$1,359 |

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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