

**Palm Springs, CA (Riverside)**

**Refinance Residence for Business Purpose**

**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

## Executive Summary



|                                                             |                              |
|-------------------------------------------------------------|------------------------------|
| Property Type                                               | <b>Single Family</b>         |
| Occupancy                                                   | <b>Owner</b>                 |
| Purpose                                                     | <b>Business</b>              |
| Loan Amount                                                 | <b>\$180,000</b>             |
| Appraised Value                                             | <b>\$903,000</b>             |
| Combined Loan-to-Value                                      | <b>65% *</b>                 |
| Protective Equity                                           | <b>\$312,000 *</b>           |
| Investor Yield                                              | <b>12.50%</b>                |
| Term                                                        | <b>2 Years</b> (40 due in 2) |
| * 1 <sup>st</sup> mortgage \$411,000 at 5.50% 30-year fixed |                              |

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

### **Comments:** *Appraisal dated September 29, 2014*

Our borrower bought this property in 2009 directly from the builder. He will use the loan proceeds to buy out his business partners.

The home is located in Central Palm Springs at Escena Golf Club.

Per Appraiser: The main house offers 3,101 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths. A separate casita offers 364 sq. ft. and 1 bath. The property as includes a pool and 2-car garage on a 9,583 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$524   |
| \$100,000 | partial interest – scheduled monthly income | \$1,049 |
| \$180,000 | whole note – scheduled monthly income       | \$1,888 |

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.



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