

**Palm Desert, CA (Riverside)**

**Refinance Residence for Business Purpose**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Condominium</b>           |
| Occupancy         | <b>Owner</b>                 |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$77,000</b>              |
| Appraised Value   | <b>\$110,000</b>             |
| Loan-to-Value     | <b>70%</b>                   |
| Protective Equity | <b>\$33,000</b>              |
| Investor Yield    | <b>11.00%</b>                |
| Term              | <b>3 Years</b> (40 due in 3) |

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

### **Comments:** *Appraisal dated November 12, 2014*

Our borrowers own this property free and clear.  
They will use the loan proceeds to buy another rental property.

This unit is located at the Shadow Mountain Resort. The HOA fee is \$430/month which includes all utilities, security and access to multiple pools, tennis courts and golf facilities.

Per Appraiser: This property offers 640 sq. ft. of living space featuring 1 bedroom, 1 bath and a carport.

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

Examples of investor returns —

|          |                                             |       |
|----------|---------------------------------------------|-------|
| \$50,000 | partial interest – scheduled monthly income | \$464 |
| \$77,000 | whole note – scheduled monthly income       | \$715 |

**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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