

Riverside, CA

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$320,000
Appraised Value	\$460,000
Loan-to-Value	70%
Protective Equity	\$140,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated February 13, 2015

Our borrowers are refinancing this property to buy out their business partner. Both borrowers are licensed real estate professionals.

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

Per Appraiser: This property offers 2,404 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 8,276 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$320,000	whole note – scheduled monthly income	\$2,843

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.



CapitalBenefit
the greener money™

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