Wildomar, CA (Riverside)

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$280,000**
Appraised Value	**$400,000**
Loan-to-Value	**70%**
Protective Equity	**$120,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated February 25, 2015*

Our borrowers are buying this newly built property directly from the developer for the appraised value.
They have stable employment and good credit.

Similar properties rent for about $2,800/month (zillow.com)

Per Appraiser: This property offers 3,209 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3-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	$425
$100,000	partial interest – scheduled monthly income	$849
$280,000	whole note – scheduled monthly income	$2,378

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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