Menifee, CA (Riverside)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit

the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$110,000**
Appraised Value	**$360,000**
Loan-to-Value	**31%**
Protective Equity	**$250,000**
Investor Yield	**9.75%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated April 11, 2015*

Our borrowers bought this property a year ago and own it free and clear. The loan proceeds will be used to purchase another rental.

The property is currently rented at $1,850/month.

Per Appraiser: This property offers 2,642 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool/spa and a 2-car garage on a 6,970 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$415
$110,000	whole note – scheduled monthly income	$913

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.