Palm Springs, CA (Riverside)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$795,000**
Appraised Value	**$1,175,000**
Loan-to-Value	**70%** *
Protective Equity	**$340,000** *
Investor Yield	**10.00%**
Term	**5 Years** (40 due in 5)

* based on Purchase Price of $1,135,000

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

Comments: *Appraisal dated June 12, 2015*

Our borrower is buying this property through a standard sale transaction for $40,000 less than the appraised value.
He has excellent credit, a proven track record with Capital Benefit and substantial equity in his other properties.

He plans to use this home as a monthly and seasonal rental property.

Per Appraiser: This "mid-century modern" property offers 2,118 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 2-car garage on a 13,504 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$849
$250,000	partial interest – scheduled monthly income	$2,123
$795,000	whole note – scheduled monthly income	$6,751

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.

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