Temecula, CA (Riverside)

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$275,000**
Appraised Value	**$395,000**
Loan-to-Value	**70%**
Protective Equity	**$120,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

(Purchase Price $415,000)

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

Comments: *Appraisal dated May 27, 2015*

Our borrower is buying this property through a standard sale transaction for $20,000 more than the appraised value.
He is a licensed contractor with good credit.

Similar properties rent for about $2,200/month (zillow.com)

Per Appraiser: This property offers 2,142 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 3-car garage on a 13,068 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
$275,000	whole note – scheduled monthly income	$2,335

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.