## Lake Elsinore, CA (Riverside)

## Purchase Newly Built Rental Property

1st Trust Deed Investment

**CapitalBenefit** the greener money™

# Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Purpose | **Business** |
| Loan Amount | **$220,000** |
| Appraised Value | **$316,000** |
| Loan-to-Value | **70%** |
| Protective Equity | **$96,000** |
| Investor Yield | **10.00%** |
| Term | **3 Years** (40 due in 3) |

Purchase Price $318,015

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

**Comments:** *Appraisal dated July 29, 2015*

Our borrower is buying this property directly from the builder for $2,015 more than the appraised value. She has stable employment and excellent credit.

The home is part of the Summerly neighborhood developed by Ryland Homes. Click link for more information about the community.

Similar properties rent for about $2,100/month (zillow.com)

Per Appraiser: This property offers 1,736 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,881 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 |
| $220,000 | whole note – scheduled monthly income | $1,868 |

**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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