Lake Elsinore, 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	**$221,000**
Appraised Value	**$340,000**
Loan-to-Value	**65%**
Protective Equity	**$119,000**
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 August 26, 2015*

Our borrower bought this property in 2004 for $375,000. It has served as a rental these last three years. He will use the net loan proceeds to purchase another investment property.

The property is currently rented for $2,100/month.

Per Appraiser: This property offers 2,766 sq. ft. of living space featuring 5 bedrooms, 2 ½ baths and a 3-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	$425
$100,000	partial interest – scheduled monthly income	$849
$221,000	whole note – scheduled monthly income	$1,877

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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