Hemet, CA (Riverside)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$60,000**
Appraised Value	**$585,000**
Combined Loan-to-Value	**52%** *
Protective Equity	**$280,000** *
Investor Yield	**12.00%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $245,000 at 2.00%

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

Comments: *Appraisal dated December 15, 2015*

Our borrower is a licensed Real Estate broker who has owned this home since 2008. The loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 2,834 sq. ft. of living space featuring 4 bedrooms, 4 baths, a just completed pool/spa and a 3-car garage on a 1.18 acre lot.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$252
$60,000	whole note – scheduled monthly income	$605

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.