Highland, CA (San Bernardino)

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	**$259,000**
Appraised Value	**$370,000**
Loan-to-Value	**70%**
Protective Equity	**$111,000**
Investor Yield	**9.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated November 18, 2015*

Our borrower is buying this property through a standard sale transaction for the appraised value. She has excellent credit.

Similar properties rent for about $2,250/month (appraiser)

Per Appraiser: This property offers 2,532 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 17,000 sq. ft. view lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$405
$100,000	partial interest – scheduled monthly income	$810
$259,000	whole note – scheduled monthly income	$2,098

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.