Riverside, CA

Refinance Residence for Business Purpose

2nd Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$120,000**
Appraised Value	**$485,000**
Combined Loan-to-Value	**55%** *
Protective Equity	**$218,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $147,000 at 2.00%

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

Comments: *Appraisal dated November 22, 2015*

Our borrower bought this property in 2002 from the builder for $330,000. The loan proceeds will be used to pay off the current second mortgage and provide funds for business expansion.

Per Appraiser: This property offers 3,234 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool/spa and a 3-car garage on a 10,454 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$120,000	whole note – scheduled monthly income	$1,162

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.