Lake Mathews, CA (Riverside)

Purchase of Investment Property

1^{st} Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$857,500**
Appraised Value	**$1,275,000**
Loan-to-Value	**70%** *
Protective Equity	**$367,500** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $1,225,000

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

Comments: *Appraisal dated December 10, 2015*

Our borrower is buying this property through a standard sale transaction for $50,000 less than the appraised value.
Buyer is a senior executive with good credit.

Similar properties rent for about $8,500/month (zillow.com)
Click here for a Virtual Tour of the property.

Per Appraiser: This property offers 5,065 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths, pool/spa and a 5-car garage on a 2.23 acre lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$849
$250,000	partial interest – scheduled monthly income	$2,123
$857,500	whole note – scheduled monthly income	$7,281

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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