Murrieta, CA (Riverside)

Purchase of Newly Built Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$245,000**
Appraised Value	**$480,000**
Loan-to-Value	**51%**
Protective Equity	**$235,000**
Investor Yield	**8.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated February 8, 2016*

Our borrower is buying this property directly from
the builder for the appraised value.
He has stable employment and good credit.

The home is part of a new development by KB Home
Follow this link for more information

Similar properties rent for about $2,750/month (zillow.com)

Per Appraiser: This property offers 3,777 sq. ft. of living space featuring
5 bedrooms, 4 baths and a 3-car garage on a 7,980 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$367
$100,000	partial interest – scheduled monthly income	$733
$245,000	whole note – scheduled monthly income	$1,796

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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