Temecula, CA **(Riverside)**

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	**$241,500**
Appraised Value	**$345,000**
Loan-to-Value	**70%**
Protective Equity	**$103,500**
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated March 25, 2016*

Our borrower is buying this property the appraised value.
He is a Real Estate professional and has good credit.

Similar properties rent for about $2,100/month (zillow.com)

Per Appraiser: This property offers 1,699 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 4,792 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$869
$241,500	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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002