Lake Elsinore, CA (Riverside)

Refinance Residence for Business Purpose

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$155,000**
Appraised Value	**$355,000**
Loan-to-Value	**44%**
Protective Equity	**$200,000**
Investor Yield	**10.25%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated June 25, 2016*

Our borrowers bought this home six years ago as a bank owned property. They have since completely remodeled the home and added solar panels. Borrower owns the home free and clear and have very good employment. The loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 2,058 sq. ft. of living space featuring 4 bedrooms, 2 baths and a detached 2-car garage on 4.97 acres.

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
$155,000	whole note – scheduled monthly income	$1,347

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.