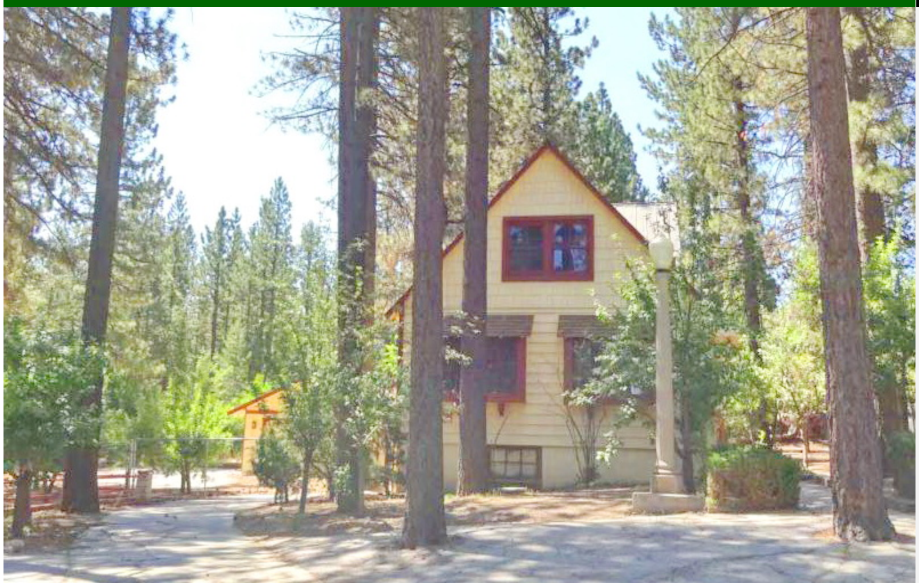
Big Bear, CA (San Bernardino)

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	**$189,000**
Appraised Value	**$315,000**
Loan-to-Value	**70%** *
Protective Equity	**$81,000** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $270,000

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

Comments: *Appraisal dated June 22, 2016*

Our borrower is buying this property directly from Fannie Mae for $45,000 less than the appraised value.
She has very good credit and owns a substantial real estate portfolio.

Borrower plans to spend about $35,000 to upgrade the property to maximize its appeal to weekend and seasonal renters.

The house is ideally located in the heart of town, just off the highway and 250 yards from the major shops, about ½ mile from the lake.

Per Appraiser: This property offers 2,002 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a detached 2-car garage on a 23,348 sq .ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$189,000	whole note – scheduled monthly income	$1,605

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