

**Corona, CA (Riverside)**  
**Purchase of Rental Property**  
 1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$647,500</b>
Appraised Value	<b>\$965,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$277,500 *</b>
Investor Yield	<b>9.50%</b>
Term	<b>3 Years (40 due in 3)</b>

\* based on Purchase Price of \$925,000

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

**Comments:** *Appraisal dated July 15, 2016*

Our borrower is buying this property through a standard sale transaction for \$40,000 less than the appraised value. She has stable employment and excellent credit.

In 2010, the current owner bought the home in an REO sale for \$612,000.

The home is located on the western edge of Corona on the border with Anaheim Hills.

Similar properties rent for about \$3,900/month (zillow.com)

Per Appraiser: This property offers 4,450sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool and 3-car garage on an 8,276 sq. ft. view lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$810
\$100,000	partial interest – scheduled monthly income	\$2,025
\$647,500	whole note – scheduled monthly income	\$5,245

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.

