

Rancho Cucamonga, CA (San Bernardino)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$360,000
Appraised Value	\$600,000
Loan-to-Value	60%
Protective Equity	\$240,000
Investor Yield	10.50%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated August 17, 2016

Our borrowers inherited this home ten years ago. The loan proceeds will be used to make the balloon payment on the current mortgage. Husband holds a Real Estate Broker license.

The property is currently rented for \$2,800/month.

Per Appraiser: This property offers 2,433 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 9,945 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$360,000	whole note – scheduled monthly income	\$3,199

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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