

Oak Hills, 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	\$413,000
Appraised Value	\$600,000
Loan-to-Value	70% *
Protective Equity	\$177,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$590,000

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

Comments: *Appraisal dated August 24, 2016*

Our borrower is buying this property through a standard sale transaction for \$10,000 less than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 2004 for \$674,000

Similar properties rent for about \$3,500/month (zillow.com)

Per Appraiser: This property offers 3,982 sq. ft. of living space featuring 5 bedrooms, 4 baths, solar power and a 4-car garage on 2.4 acres.

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
\$413,000	whole note – scheduled monthly income	\$3,507

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.

