

Corona, CA (Riverside)
Refinance Investment Property
 1st Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$475,000
Appraised Value	\$865,000
Loan-to-Value	55%
Protective Equity	\$390,000
Investor Yield	8.50%
Term	5 Years (40 due in 5)

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

Comments: *Appraisal dated September 8, 2016*

Our borrower bought this property last month through a 1031 Exchange. He owns it free and clear and will use our loan proceeds to purchase another investment property.

The home is located in a guard gated golf course community. It is currently rented for \$4,200/month.

Per Appraiser: This property offers 4,748 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths, pool/spa and a 3-car garage on a 13,068 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$475,000	whole note – scheduled monthly income	\$3,482

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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