

Riverside, CA

REO Purchase of Investment Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$448,000
Appraised Value	\$640,000
Loan-to-Value	70%
Protective Equity	\$192,000
Investor Yield	10.00%
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 26, 2016*

Our borrower is buying this property from the bank for the appraised value. He has stable employment and good credit.

The last bought the home in 2002 for \$540,000.

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

Per Appraiser: This property offers 4,565 sq. ft. of living space featuring 8 bedrooms, 4 ½ baths, pool/spa, tennis court and a 4-car garage a 39,640 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
\$448,000	whole note – scheduled monthly income	\$3,804

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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