

Crestline, 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	\$160,000
Appraised Value	\$275,000
Loan-to-Value	58%
Protective Equity	\$115,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated November 4, 2016*

Our borrower has owned this property since 2004 when she bought the unimproved lot. The home was built in 2006 and has served as an income property since. She has good credit and must now make the balloon payment on her current loan.

The home is less than 200 ft. from the shore of Lake Gregory, about 4 miles west of Lake Arrowhead.

The property is currently rented for \$1,175/month.

Per Appraiser: This property offers 1,468 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage on a 15,301 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
\$160,000	whole note – scheduled monthly income	\$1,359

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.

