

**Hesperia, CA (San Bernardino)**  
**Purchase of Rental Property**  
 1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$145,000</b>
Appraised Value	<b>\$315,000</b>
Loan-to-Value	<b>53%</b> *
Protective Equity	<b>\$130,000</b> *
Investor Yield	<b>10.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* based on Purchase Price of \$275,000

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

**Comments:** *Appraisal dated March 7, 2017*

Our borrower is buying this property through a standard sale transaction for \$40,000 less than the appraised value. She has stable employment and excellent credit.

The current owner bought the home in 2015 for \$170,000 and remodeled the property.

Similar properties rent for about \$1,500/month (zillow.com)

Per Appraiser: This property offers 2,322 sq. ft. of living space featuring 3 bedrooms, 3 baths, attached 3-car garage and detached 2-car garage on 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
\$145,000	whole note – scheduled monthly income	\$1,231

**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](http://capitalbenefit.com)



Available to California investors or all qualified investors.

