

Victorville, 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 | \$100,000 |
| Appraised Value | \$270,000 |
| Loan-to-Value | 37% * |
| Protective Equity | \$169,000 * |
| Investor Yield | 9.00% |
| Term | 3 Years (40 due in 3) |

* based on Purchase Price of \$269,000

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

Comments: *Appraisal dated May 1, 2017*

Our borrowers are buying this property through a standard sale transaction for \$1,000 less than the appraised value.

The current owner bought the home from the bank in 2013 for \$185,000.

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

Per Appraiser: This property offers 1,921 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 8,300 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|-------|
| \$50,000 | partial interest – scheduled monthly income | \$386 |
| \$100,000 | whole note – scheduled monthly income | \$771 |

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.

