

Rancho Mirage, CA (Riverside)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Townhouse
Purpose	Business
Loan Amount	\$185,500
Appraised Value	\$270,000
Loan-to-Value	70% *
Protective Equity	\$79,500 *
Investor Yield	9.50%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$265,000

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

Comments: *Appraisal dated June 11, 2017*

Our borrower is buying this property through a standard sale transaction for \$5,000 less than the appraised value. He has excellent credit and a proven track record with Capital Benefit.

The home is located surrounded by the Mission Hills Country Club. Similar properties rent for about \$3,000/month (zillow.com)

Per Appraiser: This property offers 1,984 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 3,485 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$185,500	whole note – scheduled monthly income	\$1,503

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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