

Rancho Cucamonga, CA (San Bernardino County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	2-on-1 Lot
Occupancy	Owner / Tenant
Purpose	Business
Loan Amount	\$120,000
Appraised Value	\$1,425,000
Combined Loan-to-Value	63% *
Protective Equity	\$534,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$771,000 at 3.50%

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

Comments: *Appraisal dated September 12, 2017*

Our borrowers bought this property in 1998. They have very good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property consists of 2 dwellings on the same lot:

- Main home offers 5,248 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage
- Second home offers 1,120 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 1-car garage. Rented at \$2,400/month.

The lot size is 81,480 sq. ft.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$120,000	whole note – scheduled monthly income	\$1,114

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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