

Palm Desert, CA (Riverside County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$297,000
Appraised Value	\$425,000
Loan-to-Value	70%
Protective Equity	\$128,000
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated January 6, 2018*

Our borrower owns a large portfolio of rental properties. He has very good credit and a proven track record with Capital Benefit. The net loan proceeds will be used to buy an income property.

The current tenant pays \$2,300/month.

The guard gated community offers pools, gym and tennis facilities.

Per Appraiser: This property offers 1,912 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 2-car garage on a 3,920 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
\$297,000	whole note – scheduled monthly income	\$2,406

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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