

Fontana, CA (San Bernardino County)

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	\$189,000
Appraised Value	\$379,000
Loan-to-Value	50%
Protective Equity	\$190,000
Investor Yield	9.00%
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 is buying this property through a standard sale transaction for the appraised value. He has stable employment and excellent credit.

Similar properties rent for about \$2,000/month (zillow.com)

Per Appraisal: This property offers 1,698 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 1-car garage on a 7,100 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	partial interest – scheduled monthly income	\$771
\$189,000	whole note – scheduled monthly income	\$1,458

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.



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