

San Bernardino, CA
Refinance Rental Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$60,000
Appraised Value	\$265,000
Combined Loan-to-Value	44% *
Protective Equity	\$147,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$58,000 at 5.50%

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

Comments: *Appraisal dated January 20, 2018*

Our borrowers bought this property in 2009. They have good credit and stable employment. The loan proceeds will be used to upgrade the home.

The current tenant is paying \$1,200/month.

Per Appraiser: This property offers 1,288 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 10,000 sq. ft. lot.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$232
\$60,000	whole note – scheduled monthly income	\$557

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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