

Riverside (Riverside County)  
Purchase of Rental Property  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$256,000
Loan-to-Value	39%
Protective Equity	\$156,000
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 April 13, 2018

Our borrower is buying this property through a standard sale transaction for the appraised value. He has stable employment and very good credit. Borrower will remodel the property to maximize rental potential.

Similar properties rent for about \$1,600/month (zillow.com)

Per Appraisal: This property offers 2,507 sq. ft. of living space featuring 2 bedrooms and 1 bath on a 7,500 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	whole note – scheduled monthly income	\$771

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.

