

**Murrieta (Riverside County)**  
**Refinance Rental Property**  
2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$50,000</b>
Appraised Value	<b>\$430,000</b>
Combined Loan-to-Value	<b>51%</b> *
Protective Equity	<b>\$209,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$171,000 at 5.75%

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

**Comments:** *Appraisal dated March 12, 2018*

Our borrower bought this property in 2001.  
He has very good credit and stable employment.  
The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 2,931 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 7,100 sq. ft. view lot.

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

\$50,000 whole note – scheduled monthly income \$464

**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.



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