

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



**CapitalBenefit**  
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**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$96,000</b>
Appraised Value	<b>\$755,000</b>
Combined Loan-to-Value	<b>68%</b> *
Protective Equity	<b>\$242,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$417,000 at 4.25%

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

**Comments:** *Appraisal dated June 15, 2018*

Our borrowers bought this investment property last year from a family member. They have very good credit and stable employment. The loan proceeds will be used for real estate investments.

The home is located in the Mountain View Country Club. Rental income ranges from \$3,000 to \$6,500 depending on the season.

Per Appraiser: This property offers 2,250 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths, pool/spa and a 3-car garage.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$96,000	whole note – scheduled monthly income	\$891

**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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