

Palm Springs (Riverside County)
Purchase of Investment Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,325,000
Appraised Value	\$1,950,000
Loan-to-Value	70% *
Protective Equity	\$575,000 *
Investor Yield	9.75%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$1,900,000

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

Comments: *Appraisal dated March 9, 2018*

Our borrower is buying this property through a standard sale transaction for \$50,000 less than the appraised value. She has stable employment and excellent credit.

Similar properties rent for about \$6,000/month (zillow.com)
 Seasonal rents should generate \$12,000/month.
 During the Coachella Festival 2018, the property was rented for \$16,500/week.

Per Appraisal: This property offers 2,538 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool/spa and a 2-car garage on a 9,148 sq. ft. lot.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$830
\$500,000	partial interest – scheduled monthly income	\$4,148
\$1,325,000	whole note – scheduled monthly income	\$10,992

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.

