

Coachella (Riverside County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$100,000
Last Sale (2016)	\$290,000
Loan-to-Value	34%
Protective Equity	\$190,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal requirement waived*

Our borrower bought this property 2 years ago for \$290,000 and owns it free and clear. He will use the loan proceeds to fund his business.

Per Listing Agent: This property offers 2,502 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 2-car garage on a 6,098 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$424
\$100,000	whole note – scheduled monthly income	\$850

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002