# Loma Linda (San Bernardino)

## Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

## Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Purpose | **Business** |
| Loan Amount | **$160,000** |
| Appraised Value | **$435,000** |
| Loan-to-Value | **37%** |
| Protective Equity | **$275,000** |
| 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 November 20, 2018*

Our borrower has owned this home for 30 years
He recently evicted a long term tenant who caused damage to the property.
The loan proceeds will be used to remodel the home.

Per Appraiser: This property offers 2,220 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 9,120 sq. ft. lot.
The land alone is valued at $270,000.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $386 |
| $100,000 | partial interest – scheduled monthly income | $771 |
| $160,000 | whole note – scheduled monthly income | $1,234 |

**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.

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