

**Palm Springs (Riverside County)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Condominium</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$85,000</b>
Appraised Value	<b>\$325,000</b>
Combined Loan-to-Value	<b>65%</b> *
Protective Equity	<b>\$115,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$125,000 at 5.875%

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

**Comments:** *Appraisal dated December 11, 2018*

Our borrower bought this unit earlier this year and just completed a full remodel. He has perfect credit and stable employment. The loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 1,305 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage. The HOA fee is \$408/month which covers security, pool and tennis facilities.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$85,000	whole note – scheduled monthly income	\$789

**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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