**Jurupa Valley** **(Riverside County)**

**Refinance Residence for Business Purpose**

1st Trust Deed Investment

Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Purpose | **Business** |
| Loan Amount | **$390,000** |
| Appraised Value | **$600,000** |
| Loan-to-Value | **65%** |
| Protective Equity | **$210,000** |
| Investor Yield | **9.25%** |
| Term | **3 Years** (40 due in 3) |

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

**Comments:** *Appraisal dated December 20, 2018*

Our borrower has owned this home since 2011.
He has good credit and stable employment.
The net loan proceeds will be used for business capital.

Per Appraiser: This property offers 4,038 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 7,840 sq. ft. lot.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $395 |
| $100,000 | partial interest – scheduled monthly income | $791 |
| $390,000 | whole note – scheduled monthly income | $3,084 |

**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.