

Palm Springs (Riverside County)

Refinance Rental Fourplex

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Fourplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Zillow Value	\$1,000,000
Combined Loan-to-Value	44% *
Protective Equity	\$555,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$345,000 at 5.625%

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

Comments:

Our borrower has owned this property since 2010. He has very good credit and will use the loan proceeds for another real estate investment.

The home is currently listed for \$1,195,000.

Per Listing: This property offers 2,677 sq. ft. of living space featuring 4 units and a pool on an 8,620 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	whole note – scheduled monthly income	\$928

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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