

Helendale (San Bernardino County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$265,000
Loan-to-Value	38%
Protective Equity	\$165,000
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 August 1, 2019*

Our borrowers have owned this home since 2013.
They have good credit and stable employment.
The net loan proceeds will be used to buy an income property.

The current tenant is paying \$1,500/month.

Per Appraiser: This property offers 1,585 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 7,920 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	whole note – scheduled monthly income	\$791

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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