

Norco (Riverside County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$560,000
Loan-to-Value	18%
Protective Equity	\$460,000
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 September 15, 2019*

Our borrower bought this home since in 2000 for \$233,000.
She owns it free and clear.
The loan proceeds will be used to upgrade the home.

The current tenant is paying \$2,500/month.

Per Appraiser: This property offers 1,800 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool/spa and a 2-car garage on a 20,909 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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002