

Wrightwood (San Bernardino County)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$133,000
Appraised Value	\$265,000
Loan-to-Value	50%
Protective Equity	\$132,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated June 18, 2020

Our borrower is buying this property through a standard sale transaction for the appraised value. She has stable employment and good credit.

Per Appraisal: This property offers 840 sq. ft. of living space featuring 2 bedrooms and 1 bath on a 7,500 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	partial interest – scheduled monthly income	\$928
\$133,000	whole note – scheduled monthly income	\$1,235

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.

