

Riverside (Riverside County)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$435,000
Appraised Value	\$750,000
Loan-to-Value	58%
Protective Equity	\$315,000
Investor Yield	10.00%
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 25, 2020*

Our borrower has owned this home since 2013. He has good credit and stable employment. The loan proceeds will be used to make real estate investments.

Per Appraiser: This property offers 2,655 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 3-car garage on 1.87 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$435,000	whole note – scheduled monthly income	\$3,694

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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