

Yucca Valley (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	\$493,000
Appraised Value	\$758,000
Loan-to-Value	65%
Protective Equity	\$265,000
Investor Yield	9.375%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated July 24, 2020*

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

Per Appraisal: This property offers 3,087 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool/spa, BBQ and a 2-car garage on 1 ½ acres.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$800
\$200,000	partial interest – scheduled monthly income	\$1,601
\$493,000	whole note – scheduled monthly income	\$3,946

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.

