

Fontana (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	\$341,000
Appraised Value	\$487,000
Loan-to-Value	70%
Protective Equity	\$146,000
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 September 12, 2020

Our borrower is buying this property directly from the builder for the appraised value. He has stable employment and good credit.

Similar properties rent for about \$3,200/month (zillow.com)

Per Appraisal: This property offers 2,056 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 4,062 sq. ft. lot.

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
\$341,000	whole note – scheduled monthly income	\$2,896

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.

