

Rancho Mirage (Riverside County)
Refinance Investment Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$1,500,000
Appraised Value	\$3,035,000
Loan-to-Value	49%
Protective Equity	\$1,535,000
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 27, 2020*

Our borrower has owned this home since 2019 and has since spent \$800,000 on improvements. She has very good credit and stable employment. Borrower has an established track record with Capital Benefit. The loan proceeds will be used to make the balloon payment on the current mortgage.

Borrower will pay 3 months upfront.

Per Appraiser: This property offers 6,424 sq. ft. of living space featuring 4 bedrooms, 5 baths, pool/spa and a 4-car garage on a 41,382 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$791
\$500,000	partial interest – scheduled monthly income	\$3,953
\$1,500,000	whole note – scheduled monthly income	\$11,860

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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