

**Alta Loma (San Bernardino County)**

## **Purchase of Rental Property**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

## **Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$511,000</b>
Appraised Value	<b>\$730,000</b>
Loan-to-Value	<b>70%</b>
Protective Equity	<b>\$219,000</b>
Investor Yield	<b>9.50%</b>
Term	<b>3 Years</b> (40 due in 3)

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

### **Comments:** *Appraisal dated October 8, 2020*

Our borrower is buying this property directly from the owner  
- seller will carryback 30%  
Borrower has stable employment and very good credit.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraisal: This property offers 2,325 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 10,137 sq. ft. corner lot.

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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$405
\$100,000	partial interest — scheduled monthly income	\$810
\$511,000	whole note — scheduled monthly income	\$4,139

**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\*\*](https://capitalbenefit.com)

Available to California investors or all qualified investors.



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