

La Quinta (Riverside County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|-------------------|------------------------------|
| Property Type | Single Family |
| Occupancy | Townhouse |
| Purpose | Business |
| Loan Amount | \$300,000 |
| Appraised Value | \$430,000 |
| Loan-to-Value | 70% |
| Protective Equity | \$130,000 |
| 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 February 1, 2021*

Our borrowers bought this property in 2017 for \$305,000
They have good credit and stable employment.
The net loan proceeds will be used for another real estate
Investment.

The property generates \$2,800 in monthly income.

Per Appraiser: This property offers 2,001sq. ft. of living space featuring
3 bedrooms, 3 ½ baths and a 2-car garage. The HOA fees is \$606/month
which includes security, pool and other amenities.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$395 |
| \$100,000 | partial interest – scheduled monthly income | \$791 |
| \$300,000 | whole note – scheduled monthly income | \$2,372 |

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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