

## Lake Arrowhead (San Bernardino County)

### Refinance Rental Property

#### 2<sup>nd</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>\$190,000</b>
Appraised Value	<b>\$745,000</b>
Combined Loan-to-Value	<b>70%</b> *
Protective Equity	<b>\$227,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$328,000 at 3.875%

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

#### Comments: Appraisal dated April 18, 2021

Our borrowers have owned this home since 2010. They have perfect credit and substantial real estate holdings. The loan proceeds will be used to update the property.

The property is rented out seasonally, producing about \$1,900/month in income.

Per Appraiser: This property offers 2,076 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 12,540 sq. ft. lot.

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

Examples of investor returns —

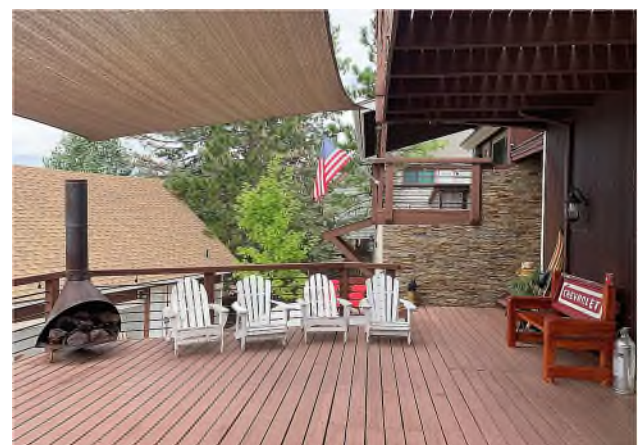
\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$190,000	whole note – scheduled monthly income	\$1,764

**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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