

Riverside (Riverside County)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$543,000
Appraised Value	\$775,000
Loan-to-Value	70%
Protective Equity	\$232,000
Investor Yield	8.00%
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 17, 2021*

Our borrowers are buying this property through a standard sale transaction for the appraised value.
They have stable employment and good credit.

Similar properties rent for about \$4,400/month (zillow.com)

Per Appraisal: This property offers 2,344 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool/spa and a 3-car garage on a 26,572 sq. ft. lot

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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$348
\$100,000	partial interest — scheduled monthly income	\$695
\$543,000	whole note — scheduled monthly income	\$3,776

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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