

Hesperia (San Bernardino County)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$300,000
Appraised Value	\$532,000
Loan-to-Value	56%
Protective Equity	\$232,000
Investor Yield	8.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated July 22, 2021*

Our borrower is buying this property from her father for \$220,000 less than the appraised value. She has stable employment and good credit.

The current tenant is paying \$2,800/month.

Per Appraisal: This property offers 2,505 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 3-car garage.

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
\$300,000	whole note – scheduled monthly income	\$2,086

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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