

Colton (San Bernardino 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	\$665,000
Appraised Value	\$950,000
Loan-to-Value	70%
Protective Equity	\$285,000
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 October 21, 2021*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment and good credit.

Similar properties rent for about \$4,000/month (zillow.com)

Per Appraisal: This property offers 3,204 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 3-car garage on a 2-acre 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
\$665,000	whole note — scheduled monthly income	\$4,624

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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