

**Menifee (Riverside County)**  
**Refinance Rental Property**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
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## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$206,000</b>
Appraised Value	<b>\$360,000</b>
Loan-to-Value	<b>57%</b>
Protective Equity	<b>\$154,000</b>
Investor Yield	<b>8.00%</b>
Term	<b>3 Years</b> (40 due in 3)

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

**Comments:** *Appraisal dated October 26, 2021*

Our borrower just inherited this property and must now pay off the current reverse mortgage.  
She has good credit and stable employment.

The current tenant is paying \$2,500/month.

Per Appraiser: This property offers 1,450 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 12,197 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
\$206,000	whole note — scheduled monthly income	\$1,432

**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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