29 Palms, CA (San Bernardino)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$80,000**
Appraised Value	**$165,000**
Loan-to-Value	**48%**
Protective Equity	**$85,000**
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated December 7, 2015*

Our borrowers bought this property two years ago. They began a remodel and will use the net loan proceeds to complete the project (including refinishing the existing pool).

The current tenant is paying $1,200/month. Borrowers believe that they will be able to generate significantly more rental income once they finish the remodel.

Per Appraiser: This property offers 1,575 sq. ft. of living space featuring 3 bedrooms, 2 baths and 1 carport on 5 acres.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$504
$80,000	whole note – scheduled monthly income	$807

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.