

Yucca Valley (San Bernardino County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$690,000
Loan-to-Value	22%
Protective Equity	\$540,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated November 9, 2022*

Our borrower has owned this property free and clear for 5 years.
She will use the loan proceeds for her 2 businesses.

Per Appraiser: This property offers 1,522 sq. ft. of living space featuring
3 bedrooms, 2 baths and a 2-car garage on 10 acres.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$150,000	whole note – scheduled monthly income	\$1,274

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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