

Mecca (Riverside County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$350,000
Loan-to-Value	29%
Protective Equity	\$250,000
Investor Yield	9.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated February 6, 2024.*

Our borrower has owned this property for over 5 years. He has good credit, and Capital Benefit has funded 4 loans for him over the years. The net loan proceeds will be used for real estate investment.

The current tenant is paying \$1,350/month.

Per Appraiser: This property offers 1,346 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 7,840 sq. ft. lot

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

Examples of investor returns —

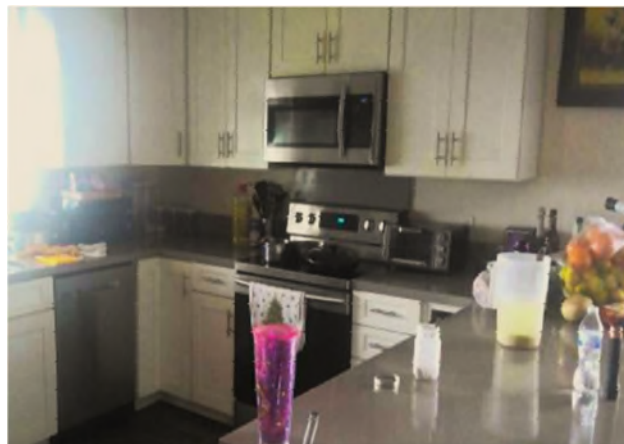
\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	whole note – scheduled monthly income	\$811

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 3857 Birch St. #127 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002