

## Desert Hot Springs (Riverside County)

### Refinance Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$360,000</b>
Appraised Value	<b>\$550,000</b>
Loan-to-Value	<b>65%</b>
Protective Equity	<b>\$190,000</b>
Investor Yield	<b>8.25%</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 January 21, 2022*

Our borrower owns this property free and clear. He has good credit and uses the home as a seasonal rental/AirBnB. The loan proceeds will be upgrade the home (new pool, spa, hardscape) and buyout his partner.

The home generates about \$3,000/month.

Per Appraiser: This property offers 2,845 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 22,651 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$357
\$100,000	partial interest – scheduled monthly income	\$714
\$360,000	whole note – scheduled monthly income	\$2,571

**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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