

Fontana (San Bernardino County)

## Purchase of 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>\$580,000</b>
Appraised Value	<b>\$830,000</b>
Loan-to-Value	<b>70%</b>
Protective Equity	<b>\$250,000</b>
Investor Yield	<b>9.25%</b>
Term	<b>2 Years</b> (40 due in 2)

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

**Comments:** Appraisal dated January 15, 2022

Our borrowers are buying this property from a family member for the appraised value. They have stable employment and good credit.

Similar properties rent for about \$4,000/month (zillow.com)

Per Appraisal: This property offers 4,005 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 3-car garage on a 6,200 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$580,000	whole note – scheduled monthly income	\$4,586

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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