

San Bernardino (San Bernardino County)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$270,000
Appraised Value	\$385,000
Loan-to-Value	70%
Protective Equity	\$105,000
Investor Yield	8.50%
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 4, 2022*

Our borrowers are buying this property through a standard sale transaction for the appraised value. They have stable employment and good credit.

Similar properties rent for about \$2,000/month (zillow.com)

Per Appraisal: This property offers 980 sq. ft. of living space featuring 2 bedrooms, 1 bath and a detached 2-car garage on a 9,920 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$270,000	whole note – scheduled monthly income	\$1,979

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.

