

Whitewater (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	\$318,000
Appraised Value	\$530,000
Loan-to-Value	60%
Protective Equity	\$212,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated January 28, 2022*

Our borrower bought this property in 2020 and has since done substantial upgrades. He has good credit and owns several investment properties. The net loan proceeds will be used to finish the pool and to purchase another property.

The current tenant is paying \$3,000/month.

Per Appraiser: This property offers 1,499 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool/spa and a detached 3-car garage on a 36,590 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$318,000	whole note – scheduled monthly income	\$2,453

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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