

Palm Springs (Riverside)
Refinance Investment Property
 2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$125,000
Appraised Value	\$900,000
Combined Loan-to-Value	69% *
Protective Equity	\$280,000 *
Investor Yield	10.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$495,000 at 2.75%

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

Comments: *Appraisal dated March 25, 2022*

Our borrower bought this home in early 2021 and has since completed a extensive remodel including new kitchen, bathrooms, backyard landscaping and hardscaping, spa, windows, paint and flooring.

Property is listed for sale but borrower would prefer to hold it for rental. The home is located in a gated 55+ community.

Per Appraiser: This property offers 2,636 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, spa and a 2-car garage on an 8,717 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$125,000	whole note – scheduled monthly income	\$1,086

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.

