

La Quinta (Riverside County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$364,000
Appraised Value	\$2,200,000
Combined Loan-to-Value	51% *
Protective Equity	\$1,077,000 *
Investor Yield	10.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$759,000 at 4.125%

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

Comments: *Appraisal dated August 16, 2022*

Our borrowers bought this in 2021 and has since spent over \$270,000 in remodeling. He has good credit and stable employment. The loan proceeds will be used for business expansion.

Per Appraiser: This property offers 3,420 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool/spa and a 3-car garage on a 13,068 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$364,000	whole note – scheduled monthly income	\$3,163

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.

