

Indio (Riverside County)
Refinance Rental Property
 2nd Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$2,190,000
Combined Loan-to-Value	60% *
Protective Equity	\$877,000 *
Investor Yield	10.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,113,000 at 3.75%

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

Comments: *Appraisal dated September 21, 2022*

Our borrowers bought this home earlier in 2022 for \$2,175,000. They operate it as an AirBnB/VRBO and net \$13,000/month. They have excellent credit and stable employments. The loan proceeds will be used to make improvements to the subject.

Per Appraiser: This property offers 3,193 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool 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
\$200,000	whole note – scheduled monthly income	\$1,738

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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