

Los Angeles, CA (Los Feliz/Silver Lake Neighborhood)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$220,000
Appraised Value	\$550,000
Loan-to-Value	40%
Protective Equity	\$330,000
Investor Yield	12.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated September 29, 2011

Our borrower is a Registered Nurse who owns 4 other rental properties. The loan proceeds will be used to pay off the current mortgage and provide funds to improve this and other properties in her portfolio.

The property current produces \$1,200/month in rental income.

Per Appraiser: This property offers 1,015 sq. ft. of living space featuring 2 bedrooms, 1 bath and a detached 3 car garage on a 6,749 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$220,000	whole note – scheduled monthly income	\$2,308

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002