

Los Angeles-Elysian Valley
Refinance of Rental Property
1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$150,000
Appraised Value	\$300,000
Loan-to-Value	50%
Protective Equity	\$150,000
Investor Yield	10.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated March 16, 2012*

Our borrower and her brother inherited this home from their parents. The sister will now use the loan proceeds to buy out her sibling's share and update the property.

The home is located in the Los Angeles neighborhood of Elysian Valley, between Glendale and Elysian Park.

Similar homes rent for about \$1,800 - \$2,000/month (realtor.com)

Borrower will prepay six months of mortgage payments.

Per Appraiser: This property offers 1,412 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2 car garage on a 4,943 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
\$150,000	whole note – scheduled monthly income	\$1,303

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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