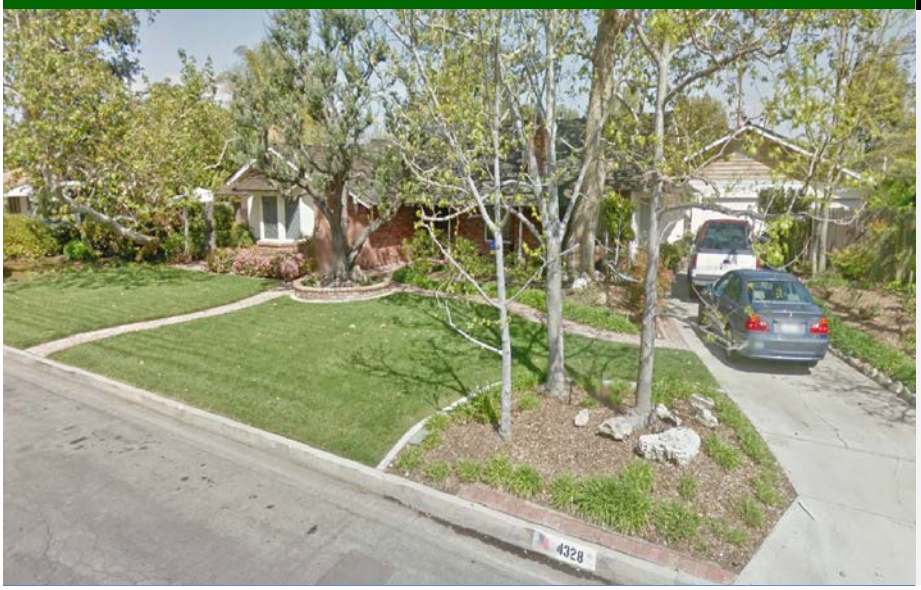
Long Beach, CA (Los Angeles)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$300,000**
Appraised Value	**$595,000**
Loan-to-Value	**50%**
Protective Equity	**$295,000**
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated May 21, 2012*

Our borrower owns his residence, the subject property and another rental property all free and clear.

He in an environmental consultant and wants to use the loan proceeds to make all three homes more energy efficient and to finance the expansion of his business.

The home is currently rented at $2,800/month.

Per Appraiser: This property offers 2,572 sq. ft. of living space featuring 4 bedrooms, 3 baths and a detached 3 car garage on a 15,952 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
$300,000	whole note – scheduled monthly income	$2,606

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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