

Pomona, CA (Los Angeles)  
Purchase Primary Residence  
1<sup>st</sup> Trust Deed Investment



**Capital Benefit**  
the greener money™

## Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Owner                 |
| Loan Amount       | \$150,000             |
| Appraised Value   | \$274,000             |
| Loan-to-Value     | 55%                   |
| Protective Equity | \$124,000             |
| Investor Yield    | 10.375%               |
| Term              | 7 Years (40 due in 7) |

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

**Comments:** *Appraisal dated September 20, 2012*

Our borrower is buying this remodeled home for the appraised value. She has stable employment and documented income.

The remodel included: new driveway, paint, flooring, doors, bathrooms, fireplace, lawn, kitchen cabinets and countertops.

Per Appraiser: This property offers 1,355 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 7,780 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$439   |
| \$100,000 | partial interest – scheduled monthly income | \$879   |
| \$150,000 | whole note – scheduled monthly income       | \$1,318 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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