

Long Beach, CA (Los Angeles)
Refinance of Rental Property
1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$175,000
Appraised Value	\$375,000
Loan-to-Value	47%
Protective Equity	\$200,000
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 August 31, 2012*

Our borrower is refinancing his rental property with plans to use loan proceeds to pay off the existing loan and complete interior upgrades to the property.

Borrower will prepay 6 months of interest.
He expects to rent the home for \$2,400/month after the remodel.

The appraiser states that recent exterior upgrades include a new composition roof, new eaves and fascia, new exterior light fixtures, alarm security system with cameras, new dual pane vinyl windows, new exterior stucco and paint, new electric meter, new block wall in the front yard, new sprinkler system in the front yard.

Per Appraiser: The property offers 1,234 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,638 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	\$868
\$175,000	whole note – scheduled monthly income	\$1,520

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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