

Tarzana, CA (Los Angeles)
Refinance of Rental Duplex
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Non-Owner
Loan Amount	\$210,000
Appraised Value	\$535,000
Loan-to-Value	39%
Protective Equity	\$325,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated August 24, 2013*

Our borrower recently completed a substantial remodel on one of the residences and is currently renting that unit for \$2,000/month. The 2nd home remodel is nearly complete. She has a perfect payment history with Capital Benefit.

The loan proceeds will be used to finish the remodel, install landscaping and purchase another rental property. Borrower expects the project to be completed by January 2014 and to secure a new tenant at \$2,000/month.

The total rental income of \$4,000/month will cover her mortgage payment and provide significant net cashflow.

Per Appraiser: The property offers two detached single family residences:

- 3 bedroom, 2 bath totaling 1,105 sq. ft. of living space
- 3 bedroom, 2 bath totaling 819 sq. ft. of living space

Each residence features a 2-car carport. Lot size is 12,800 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$210,000	whole note – scheduled monthly income	\$1,783

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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