

San Gabriel, CA (Los Angeles)
Refinance Investment Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$300,000
Appraised Value	\$575,000
Loan-to-Value	52%
Protective Equity	\$275,000
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 March 14, 2013*

Our borrowers are refinancing the property they inherited. The majority of the loan proceeds will be used to pay off the existing reverse mortgage. The balance will be used to buy out the other siblings.

Similar homes rent for about \$2,500/month (zillow.com)

The property is located just outside of San Marino, about ½ mile from the Huntington Library.

Per Appraiser: This property offers 1,638 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 8,846 sq. ft. lot.

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

Examples of investor returns —

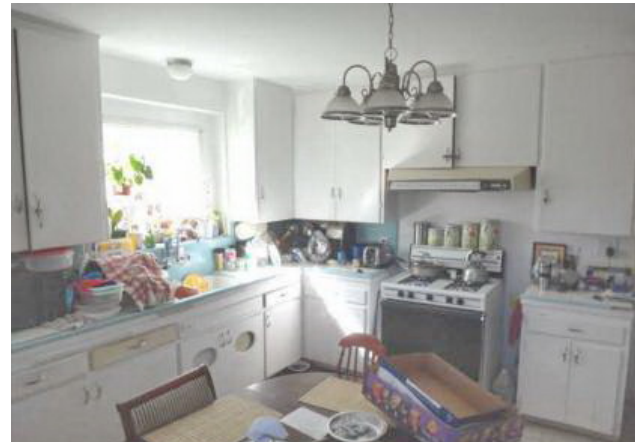
\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$300,000	whole note – scheduled monthly income	\$2,606

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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