Long Beach, CA (Los Angeles)

Purchase Newly Remodeled Duplex

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Duplex**
Occupancy	**Non-Owner**
Loan Amount	**$350,000**
Appraised Value	**$500,000**
Loan-to-Value	**70%**
Protective Equity	**$150,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated July 19, 2013*

Our borrower is buying this duplex for the appraised value.
She has good credit and stable employment.

The seller who just completed the remodel will carry back $50,000.
Borrower expects to collect $3,200/month in rental income.

Per Appraiser: This property sits on a 5,580 sq. ft. lot and offers:
Unit A: 1,248 sq. ft. of living space, 3 bedrooms, 1 ½ baths – Rent $2,350
Unit B: 221 sq. ft. of living space, studio with bath – Rent $850
1-car detached garage with bath and storage room.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$888
$350,000	whole note – scheduled monthly income	$3,110

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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