

Pomona, CA (Los Angeles)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$115,000
Appraised Value	\$255,000
Loan-to-Value	45%
Protective Equity	\$140,000
Investor Yield	11.00%
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 7, 2013*

Our borrower is refinancing this property to make the balloon payment on his current loan which was funded by Capital Benefit 3 years ago.

He was late only once and has improved his FICO score from 481 then to 650 today.

The tenant pays \$1,500/month

Per Appraiser: This property offers 1,100 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,168 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$464
\$100,000	partial interest — scheduled monthly income	\$928
\$115,000	whole note — scheduled monthly income	\$1,067

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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