

Signal Hill, CA (Los Angeles)

Purchase Rental Fourplex with \$240,000 down

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	4plex
Occupancy	Non-Owner
Loan Amount	\$560,000
Appraised Value	\$805,000
Loan-to-Value	70% *
Protective Equity	\$241,000 *
Investor Yield	10.25%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$801,000

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

Comments: Appraisal dated August 31, 2013

Our borrowers are buying this investment property through a standard sale transaction for slightly less than the appraised value.
They have excellent credit, proven income and own several rental units.

Per Appraiser: This property has 4 units on a 7,618 sq. ft. lot:

Unit 1: 1,602 sq. ft. of living space, 3 bedrooms, 2 baths – rent \$1,800

Unit 2: 1,000 sq. ft. of living space, 2 bedrooms, 2 baths – rent \$1,100

Unit 3: 918 sq. ft. of living space, 2 bedroom, 2 baths – rent \$1,100

Unit 4: 988 sq. ft. of living space, 2 bedroom, 2 baths – rent \$1,200

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$868
\$250,000	partial interest – scheduled monthly income	\$2,172
\$560,000	whole note – scheduled monthly income	\$4,865

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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