

Long Beach, CA (Los Angeles)

Refinance Rental Fourplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	4plex
Occupancy	Non-Owner
Loan Amount	\$305,000
Appraised Value	\$615,000
Loan-to-Value	50%
Protective Equity	\$310,000
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 28, 2013*

Our borrowers are refinancing their fourplex to pay off consumer debt and fund the remodel of two units.

They have owned the property since 2001 and live in one of the units.

The existing mortgage was funded by Capital Benefit in December 2009. Borrowers have since drastically improved their credit scores and are hopeful to qualify for conventional financing in 12 – 18 months.

Per Appraiser: This property has 4 units in 2 buildings and a 5 car garage:
Unit 1: 1,165 sq. ft. of living space, 2 bedrooms, 2 baths – owner occupied
Unit 2: 1,165 sq. ft. of living space, 2 bedrooms, 2 baths – rent \$1,375
Unit 3: 601 sq. ft. of living space, 1 bedroom, 1 bath – rent \$900
Unit 4: 601 sq. ft. of living space, 1 bedroom, 1 bath – rent \$900
The lot size is 6,404 sq. ft.

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
\$305,000	whole note – scheduled monthly income	\$2,831

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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