**Paramount, CA (Los Angeles)**

## Purchase Rental Townhouse

1st Trust Deed Investment

Capital Benefit
the greener money™

# Executive Summary

| | |
|---|---|
| Property Type | **Townhouse** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$68,000** |
| Appraised Value | **$125,000** |
| Loan-to-Value | **70%** * |
| Protective Equity | **$29,000** * |
| Investor Yield | **11.50%** |
| Term | **3 Years** (40 due in 3) |

* based on Purchase Price of $97,000

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

**Comments:** *Appraisal dated September 27, 2013*

Our borrower refinanced his townhouse with Capital Benefit last month. He is now using those loan proceeds to buy his sister's unit in the same development for $28,000 less than the appraised value.

He expects to collect $1,340/month in rental income which will provide him with net positive cashflow after taxes, insurance and HOA fees.

Per Appraiser: This property offers 825 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and 2 carports.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $484 |
| $68,000 | whole note – scheduled monthly income | $658 |

**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.