

Duarte, CA (Los Angeles)

Refinance Primary Residence

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$235,000
Appraised Value	\$575,000
Loan-to-Value	41%
Protective Equity	\$340,000
Investor Yield	11.00%
Term	7 Years (40 due in 7)

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

Comments: *Appraisal dated December 6, 2013*

Our borrower will use the loan proceeds to pay off the current mortgages and tax liens. He has stable employment and has owned this home since 1991.

Appraiser notes that kitchen and baths have recently been remodeled.

Per Appraiser: This property offers 1,558 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,909 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
\$235,000	whole note – scheduled monthly income	\$2,181

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**](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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