

Long Beach, CA (Los Angeles)

Refinance Rental Fourplex

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Fourplex
Occupancy	Non-Owner
Loan Amount	\$158,000
Appraised Value	\$670,000
Combined Loan-to-Value	52% *
Protective Equity	\$324,000 *
Investor Yield	12.50%
Term	3 Years (40 due in 3)
* 1 st mortgage of \$188,000 at 6.50%	

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

Comments: Appraisal dated September 17, 2013

Our borrowers are refinancing this property to make the balloon payment on the current second mortgage. They have strong, documented income.

The building is located in the Rose Park Historic District, about 1 mile north of Belmont Pier and the beaches. The largest unit is occupied by the borrowers. The three other units generate income of \$2,375/month.

Per Appraiser: The property consists of:

Unit A: 1,081 sq. ft. living space, 3 beds, 1 bath – market rent \$1,600/month
Unit B: 533 sq. ft. living space, 1 bed, 1 bath – actual rent \$700/month
Unit C: 504 sq. ft. living space, 1 bed, 1 bath – actual rent \$800/month
Unit D: 504 sq. ft. living space, 1 bed, 1 bath – actual rent \$875/month
There are 3 individual garages and a laundry room. Lot size is 6,501 sq. ft.



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

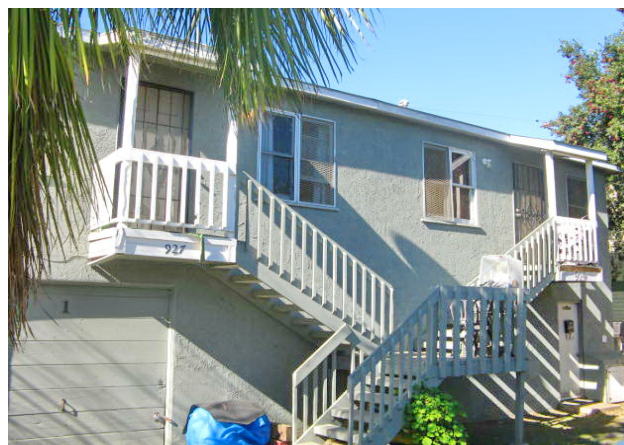
Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$158,000	whole note – scheduled monthly income	\$1,657

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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