

Temple City, CA (Los Angeles)

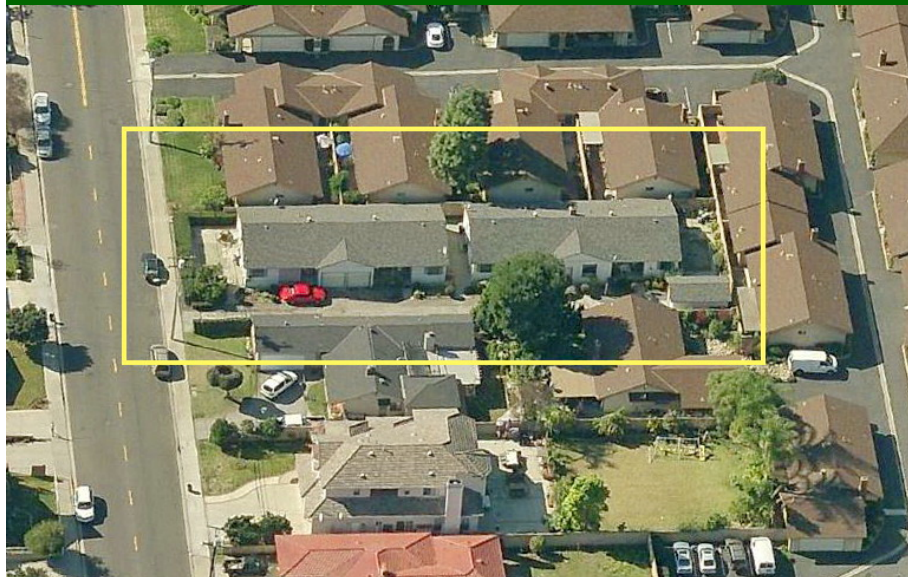
Refinance Rental Fourplex

1st Trust Deed Investment



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Executive Summary



Property Type	Fourplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$417,000
Appraised Value	\$1,146,000
Loan-to-Value	37%
Protective Equity	\$729,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated November 23, 2013

Our borrower has owned this property for 30 years. She will use the loan proceeds to upgrade the property (including plumbing, paint, driveway, modern fixtures and appliances) in order to increase rental income.

Temple City is located in the San Gabriel Valley, adjacent to Pasadena.

The property is generating \$4,800/month in rents.

Per Appraiser: This property sits on a 12,044 sq. ft. lot and consists of 4 units, each featuring 2 bedrooms and 1 bath.
Total living space is 4,243 sq. ft.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$889
\$200,000	partial interest – scheduled monthly income	\$1,777
\$417,000	whole note – scheduled monthly income	\$3,705

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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