La Mirada, CA (Los Angeles)

Refinance Business Purpose Loan

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$250,000**
Appraised Value	**$450,000**
Loan-to-Value	**56%**
Protective Equity	**$260,000**
Investor Yield	**11.25%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated May 24, 2014*

Our borrower is refinancing his property to make the balloon payment on his current mortgage and pay off a federal tax lien. That loan was obtained to buy equipment for his business.

Per Appraiser: This property offers 1,310 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 9,134 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$474
$100,000	partial interest – scheduled monthly income	$948
$250,000	whole note – scheduled monthly income	$2,371

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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