

Downey, CA (Los Angeles)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$475,000
Appraised Value	\$680,000
Loan-to-Value	70%
Protective Equity	\$205,000
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 July 17, 2014*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment and excellent credit.

The current owner bought the home in 2002 for \$480,000.

Similar properties rent for about \$3,200/month (zillow.com)

Per Appraiser: This property offers 2,267 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 3-car garage on a 7,986 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$475,000	whole note – scheduled monthly income	\$4,221

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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