

Los Angeles, CA  
Refinance Rental Property  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$360,000</b>             |
| Appraised Value   | <b>\$730,000</b>             |
| Loan-to-Value     | <b>49%</b>                   |
| Protective Equity | <b>\$370,000</b>             |
| Investor Yield    | <b>10.00%</b>                |
| Term              | <b>2 Years</b> (40 due in 2) |

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

**Comments:** *Appraisal dated September 20, 2014*

Our borrower has owned this property since 2002. Due to its ideal location only 2 blocks from the University of Southern California campus, he has been using it as a boarding home for students.

He currently collects about \$4,500/month.

The cashout will be used to remodel and update the property which should allow him to generate greater income.

Per Appraiser: This property offers 3,020 sq. ft. of living space featuring 9 bedrooms, 3 ½ baths and a 2-car garage on a 22,505 sq. ft. lot.



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

Examples of investor returns —

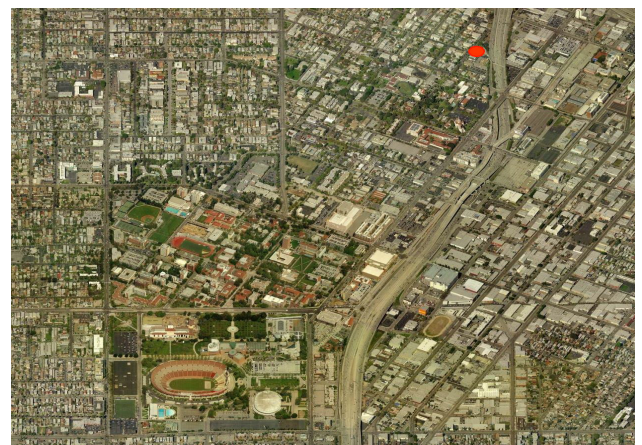
|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$425   |
| \$100,000 | partial interest – scheduled monthly income | \$849   |
| \$360,000 | whole note – scheduled monthly income       | \$3,057 |

**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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