Inglewood, CA (Los Angeles)

Refinance Probate Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$271,700**
Appraised Value	**$418,000**
Loan-to-Value	**65%**
Protective Equity	**$146,300**
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 October 8, 2014*

Our borrower has inherited this property and must pay off the existing reverse mortgage of $303,000. He has stable employment, excellent credit and will need to bring $32,000 into escrow to close the transaction.

The home is located west of the 405 freeway, half a mile from LAX.

The property is currently rented at $2,680/month.

Per Appraiser: This property offers 1,517 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a detached 2-car garage on a 5,750 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
$271,700	whole note – scheduled monthly income	$2,414

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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