

Redondo Beach, CA (Los Angeles)

No-Cash Out Refinance of Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$840,000
Appraised Value	\$1,200,000
Loan-to-Value	70%
Protective Equity	\$360,000
Investor Yield	10.75%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated November 5, 2014*

Our borrower bought this property one year ago and is just about to complete a major remodel. Appraiser estimates the cost to finalize the project to be \$25,000. The balloon payments on his current loans are due, and borrower will have to bring \$12,000 to escrow to close this refinance transaction. He has excellent credit and is a licensed Real Estate Broker.

The property is located west of Pacific Coast Highway, about ¾ miles from the beaches.

Per Appraiser: This property offers 1,817 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,838 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$908
\$250,000	partial interest – scheduled monthly income	\$4,542
\$840,000	whole note – scheduled monthly income	\$7,631

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.

