Rosemead, CA (Los Angeles)

Purchase of Investment Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$588,000**
Appraised Value	**$840,000**
Loan-to-Value	**70%**
Protective Equity	**$252,000**
Investor Yield	**10.30%**
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 7, 2014*

Our borrowers is buying this property through a standard sale transaction for the appraised value. They have excellent credit and carry no debts.

The current owner bought the home from the builder in 2011 for $659,000.

The property is located 5 miles south of Pasadena, 9 miles due east of downtown Los Angeles.

Similar properties rent for about $3,400/month (zillow.com)

Per Appraiser: This property offers 3,029 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 2-car garage on a 6,109 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$873
$250,000	partial interest – scheduled monthly income	$2,182
$588,000	whole note – scheduled monthly income	$5,132

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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