

Los Angeles, CA
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$350,000
Appraised Value	\$500,000
Loan-to-Value	70%
Protective Equity	\$150,000
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 August 19, 2014*

Our borrower has owned this property for over 30 years.
He is refinancing to make the balloon payment on his current loan.
He has very good credit and stable employment.

The home is located half way between downtown Los Angeles and Glendale, 1 ½ miles north of Dodger Stadium.

The property is currently rented for \$2,750/month.

Per Appraiser: This property offers 1,008 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,400 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$908
\$350,000	whole note – scheduled monthly income	\$3,179

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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