# Whittier, CA (Los Angeles)

## Purchase Newly Built Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

## Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Purpose | **Business** |
| Loan Amount | **$299,000** |
| Appraised Value | **$589,000** |
| Loan-to-Value | **51%** |
| Protective Equity | **$290,000** |
| Investor Yield | **10.00%** |
| Term | **3 Years** (40 due in 3) |

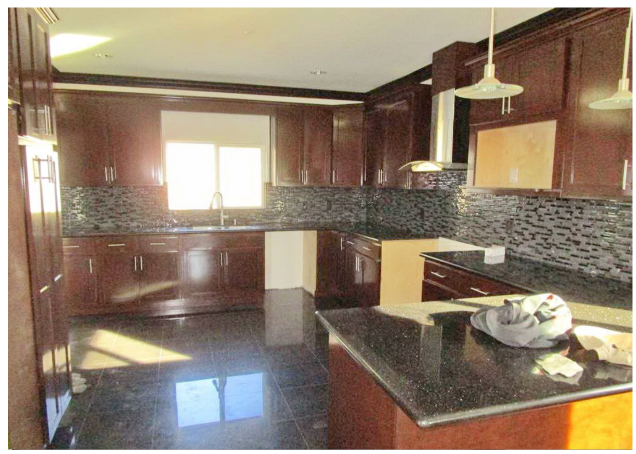
**Fund directly into insuring Title Company**
**Your vesting on Note and Deed of Trust**

**Comments:** *Appraisal dated January 7, 2015*

Our borrower is buying this property directly from the developer for the appraised value. He has stable employment and good credit.

Buyer expects to collect $3,600 in rental income per month.

Per Appraiser: This property offers 2,601 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 2-car garage on a 6,925 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 |
| $299,000 | whole note – scheduled monthly income | $2,539 |

**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.