Rancho Palos Verdes, CA (Los Angeles)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$756,000**
Appraised Value	**$1,100,000**
Loan-to-Value	**70%** *
Protective Equity	**$324,000** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $1,080,000

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

Comments: *Appraisal dated January 24, 2015*

Our borrower is buying this property through a standard sale transaction for $20,000 less than the appraised value.
She has stable employment and excellent credit.

Similar properties rent for about $4,800/month (zillow.com)

Per Appraiser: This property offers 1,979 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2-car garage on a 24,102 sq. ft. view lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$849
$250,000	partial interest – scheduled monthly income	$2,123
$756,000	whole note – scheduled monthly income	$6,420

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.