Rancho Palos Verdes, CA (Los Angeles)

Refinance Rental Property

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$215,000**
Appraised Value	**$1,525,000**
Combined Loan-to-Value	**60%** *
Protective Equity	**$607,000** *
Investor Yield	**11.25%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $703,000 at 2.75% through 2/2018

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

Comments: *Appraisal dated March 23, 2015*

Our borrower bought this property in 2012 directly from the bank and has since remodeled the home. She has strong credit and will use the loan proceeds to buy another rental property.

The current tenant is paying $5,000/month

Per Appraiser: This property offers 2,899 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage on a 18,579 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$474
$100,000	partial interest – scheduled monthly income	$948
$215,000	whole note – scheduled monthly income	$2,039

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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002