

Echo Park, CA (City of 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	\$100,000
Appraised Value	\$1,025,000
Combined Loan-to-Value	51% *
Protective Equity	\$505,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$420,000 at 5.00%

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

Comments: Appraisal dated July 22, 2015

Our borrowers bought this property in 2002. He is a real estate investor and licensed broker. The loan proceeds will be used to finish the rehab on two rental properties.

Per Appraiser: This property offers 1,724 sq. ft. of living space featuring 4 bedrooms, 2 baths and a detached 1-car garage on a 1,998 sq. ft. lot.

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

Examples of investor returns —

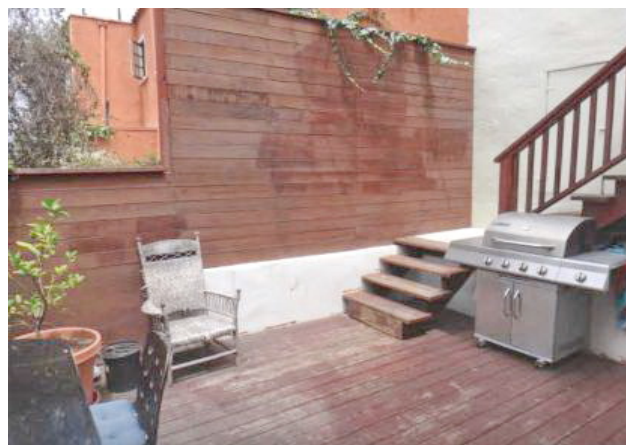
\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	whole note – scheduled monthly income	\$1,008

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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