

**Norwalk, CA (Los Angeles)**

## **Refinance Residence for Business Purpose**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

### **Executive Summary**



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Owner</b>                 |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$130,000</b>             |
| Appraised Value   | <b>\$385,000</b>             |
| Loan-to-Value     | <b>34%</b>                   |
| Protective Equity | <b>\$255,000</b>             |
| Investor Yield    | <b>9.50%</b>                 |
| Term              | <b>3 Years</b> (40 due in 3) |

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

#### **Comments:** *Appraisal dated August 22, 2015*

Our borrower has owned his home for 17 years. He has very good credit and stable employment. The net loan proceeds will be used to expand his business.

Per Appraiser: This property offers 1,026 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 1-car garage on a 7,752 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$405   |
| \$100,000 | partial interest – scheduled monthly income | \$810   |
| \$130,000 | whole note – scheduled monthly income       | \$1,053 |

**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\*\*](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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