Los Angeles-Arlington Heights, CA
Refinance Rental Property
1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Duplex**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$560,000**
Appraised Value	**$860,000**
Loan-to-Value	**65%**
Protective Equity	**$300,000**
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated 2/24/2015 – Recertification 8/2/2015*

Our borrower inherited this property. The loan will pay off all debts and legal costs. Borrower will prepay 6 months interest.
The net proceeds will be used to ready the property for sale.

Per Appraiser: This property consists of
Unit A: 3 bedrooms, 1 bath, 1,448 sq. ft. of living space, rented at $1,300
Unit B: 2 bedrooms, 1 bath, 1,381 sq. ft. of living space, rented at $1,300
Detached 4-car garage. Lot size 8,063 sq. ft.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$968
$250,000	partial interest – scheduled monthly income	$2,421
$560,000	whole note – scheduled monthly income	$5,422

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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