Los Angeles, CA
Refinance Residence for Business Purpose
2nd Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$50,000**
Appraised Value	**$340,000**
Combined Loan-to-Value	**51%** *
Protective Equity	**$167,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $123,000 at 7.125%

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

Comments: *Appraisal dated October 25, 2015*

Our borrower bought this property in 1999.
She will use the loan proceeds to fund her business venture.

The property is located just 2 blocks west of the USC campus.

Per Appraiser: This property offers 1,292 sq. ft. of living space featuring 3 bedrooms, 2 ½ bath and a 2-car garage. The HOA fee is $248/month.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$242
$50,000	whole note – scheduled monthly income	$484

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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