Whittier, CA (Los Angeles)

Refinance Residence for Business Purpose

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$270,000**
Appraised Value	**$540,000**
Loan-to-Value	**50%**
Protective Equity	**$270,000**
Investor Yield	**9.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated October 28, 2015*

Our borrower bought this home one year ago for $465,000. He has since updated the property and enhanced the backyard area. He owns the home free and clear and will use the loan proceeds to purchase a rental property.

Per Appraiser: This property offers 1,099 sq. ft. of living space featuring 3 bedrooms, 1 baths, pool/spa and a detached 2-car garage on a 7,047 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$386
$100,000	partial interest – scheduled monthly income	$771
$270,000	whole note – scheduled monthly income	$2,083

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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