

Long Beach, CA (Los Angeles)

Purchase of Rental Fourplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Fourplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$504,000
Appraised Value	\$720,000
Loan-to-Value	70%
Protective Equity	\$216,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated January 5, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value.
Seller will carry back \$144,000 in junior position to our loan.
Borrower has stable employment and excellent credit.

Per Appraiser:

This property features 4 units and 2 car garages on a 4,500 sq. ft. lot

Unit A: 2 bedrooms, 1 bath, 890 sq. ft. of living space

Unit B: 2 bedrooms, 1 bath, 890 sq. ft. of living space

Unit C: 2 bedrooms, 1 bath, 890 sq. ft. of living space

Unit D: 3 bedrooms, 1 bath, 862 sq. ft. of living space

Rental income: \$5,360/month



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$504,000	whole note – scheduled monthly income	\$4,280

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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