**West Covina, CA (Los Angeles)**

# Refinance Rental Property

1st Trust Deed Investment

Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Purpose | **Business** |
| Loan Amount | **$138,000** |
| Appraised Value | **$500,000** |
| Loan-to-Value | **28%** |
| Protective Equity | **$362,000** |
| 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 April 12, 2016*

Our borrowers inherited this home which has been in their family for 60 years. They own it free and clear and have perfect credit. The loan proceeds will be used to remodel the home.

Similar homes rent for about $2,600/month (zillow.com)

Per Appraiser: This property offers 1,480 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 9,326 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 |
| $138,000 | whole note – scheduled monthly income | $1,064 |

**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.