Glendale, CA (Los Angeles)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$511,000**
Appraised Value	**$745,000**
Loan-to-Value	**69%** *
Protective Equity	**$228,000** *
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $739,000

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

Comments: *Appraisal dated April 28, 2016*

Our borrower is buying this property through a standard sale transaction for $6,000 less than the appraised value.
He has stable employment and very good credit.

The current tenant is paying $3,200/month.

Per Appraiser: This property offers 1,508 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 2-car garage on a 5,395 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$849
$250,000	partial interest – scheduled monthly income	$2,123
$511,000	whole note – scheduled monthly income	$4,339

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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