

Long Beach, CA (Los Angeles)  
Refinance Residence for Business Purpose  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
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Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$50,000</b>
Appraised Value	<b>\$200,000</b>
Loan-to-Value	<b>25%</b>
Protective Equity	<b>\$150,000</b>
Investor Yield	<b>9.00%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** Appraisal dated May 4, 2016

Our borrower bought this property in 1991. He owns it free and clear. He has very good credit and will use the cash proceeds to fund his business venture.

Per Appraiser: This property offers 992 sq. ft. of living space featuring 3 bedrooms, 1 bath and 2 covered assigned parking spots. The HOA fee is \$230/month. Common areas include: pool, spa, clubhouse.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$193
\$50,000	whole note – scheduled monthly income	\$386

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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