

**Huntington Beach, CA (City of Los Angeles)**

## **Refinance Rental Property**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

## **Executive Summary**



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$165,000</b>             |
| Appraised Value   | <b>\$695,000</b>             |
| Loan-to-Value     | <b>24%</b>                   |
| Protective Equity | <b>\$530,000</b>             |
| Investor Yield    | <b>8.50%</b>                 |
| Term              | <b>2 Years</b> (40 due in 2) |

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

### **Comments:** *Appraisal dated June 5, 2016*

Our borrower has owned this home since 1984.  
She must now make the balloon payment on her current mortgage.  
She has very good credit and stable employment.

The current tenant is paying \$2,400/month.

Per Appraiser: This property offers 1,839 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 5,472 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$367   |
| \$100,000 | partial interest – scheduled monthly income | \$733   |
| \$165,000 | whole note – scheduled monthly income       | \$1,210 |

**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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