

Echo Park, CA (City of Los Angeles)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$775,000
Combined Loan-to-Value	51% *
Protective Equity	\$383,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$192,000 at 4.378%

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

Comments: Appraisal dated June 28, 2016

Our borrower bought this property in 2001. He has excellent credit and stable employment. The loan proceeds will be used to fund a business venture.

The home is located in the desirable neighborhood of Echo Park, one mile due west of Dodger Stadium.

Per Appraiser: This property offers 2,147 sq. ft. of living space featuring 5 bedrooms and 3 baths on a 4,885 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$200,000	whole note – scheduled monthly income	\$1,937

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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