Rosemead, CA (Los Angeles)

Purchase of Investment Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Duplex / Tear Down**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$230,000**
Appraised Value	**$460,000**
Loan-to-Value	**50% (Land Value)**
Protective Equity	**$230,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated June 23, 2016*

Our borrower is buying this property through an approved probate sale for $40,000 more than the appraised value. He has stable employment and excellent credit.

He plans to tear the home down and rebuild.

Per Appraiser: **The land was valued at $460,000**
No value was given for the existing structure.
Lot size is 8,750 sq. ft.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$230,000	whole note – scheduled monthly income	$2,044

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.