

Long Beach, 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	\$297,500
Appraised Value	\$425,000
Loan-to-Value	70%
Protective Equity	\$127,500
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated July 11, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value. He has stable employment and good credit.

The current owner bought the home in 2010 for \$219,000 in a foreclosure sale.

Similar properties rent for about \$2,300/month (zillow.com)

Per Appraiser: This property offers 1,447 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 1-car garage on a 6,003 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$297,500	whole note – scheduled monthly income	\$2,410

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.

