

Los Angeles-Korea Town Neighborhood
Refinance Rental Property
 2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$122,000
Appraised Value	\$550,000
Combined Loan-to-Value	65% *
Protective Equity	\$193,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$235,000 at 5.25% fixed until 5/2018

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

Comments: *Appraisal dated September 30, 2016*

Our borrowers bought this property in 2015. She is an established Realtor who will use the loan proceeds to purchase another investment property.

The current tenant is paying \$2,500/month.

Per Appraiser: This property offers 1,140 sq. ft. of living space featuring 3 bedrooms and 2 baths. The HOA fee is \$440/month which includes security, garage and other common areas.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$465,000	whole note – scheduled monthly income	\$1,181

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.

