

**Glendora, CA (Los Angeles)**  
**Refinance Rental Property**  
2<sup>nd</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>\$200,000</b>
Appraised Value	<b>\$755,000</b>
Combined Loan-to-Value	<b>60% *</b>
Protective Equity	<b>\$301,000 *</b>
Investor Yield	<b>11.00%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$254,000 at 3.25%

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

**Comments:** *Appraisal dated December 20, 2016*

Our borrower inherited this property and will use the loan proceeds to buy out his sibling's interest and update the home. He has good credit and stable employment.

The home is currently rented for \$2,800/month.

Per Appraiser: This property offers 2,124 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 13,665 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$200,000	whole note – scheduled monthly income	\$1,857

**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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