

Culver City, CA (Los Angeles)

Refinance Rental Duplex

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Duplex</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$725,000</b>
Appraised Value	<b>\$1,365,000</b>
Loan-to-Value	<b>53%</b>
Protective Equity	<b>\$640,000</b>
Investor Yield	<b>9.00%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated November 30, 2016*

Our borrower inherited this property ten years ago. He has made many improvements over the years. He will use our loan to make the balloon payment on the current mortgage and update the kitchen in the main home. He then plans to list the units with services such as AirBnB.

The property is located in downtown Culver City, just off Venice Boulevard, 1 block east of the 405 freeway.

The appraiser estimates the rental income to total \$6,000/month.

Per Appraiser:

Main Unit: 2 bedrooms, 1 bath, 1,000 sq. ft. of living space

Second Unit: 1 bedroom, 1 bath, 372 sq. ft. of living space

The lot size is 6,749 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$725,000	whole note – scheduled monthly income	\$5,592

**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.

Available to California investors or all qualified investors.



Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com  
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