

Venice, CA (Los Angeles)
 Refinance Rental Duplex
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Duplex
Occupancy	1 unit rented
Purpose	Business
Loan Amount	\$315,000
Appraised Value	\$2,550,000
Combined Loan-to-Value	53% *
Protective Equity	\$1,182,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,053,000 at 2.00%

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

Comments: Appraisal dated December 17, 2016

Our borrowers bought this property in 2007. He is a professional real estate developer and investor with solid credit. The loan proceeds will be used to purchase another investment property.

Per Appraiser:
 Unit A: 3 bedrooms, 2 baths, 1,676 sq. ft. living space (owner's unit)
 Unit B: 2 bedrooms, 2 baths, 1,260 sq. ft. living space, rented at \$3,000
 The lot size is 4,200. The property has an attached 3 car garage and features a roof top deck.
 Market rent for both units should be \$10,200/month.

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
\$315,000	whole note – scheduled monthly income	\$2,924

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.



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