

Alhambra, CA (Los Angeles)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$390,000
Appraised Value	\$755,000
Combined Loan-to-Value	60% *
Protective Equity	\$300,000 *
Investor Yield	11.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$65,000 at 3.75%

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

Comments: *Appraisal dated December 7, 2016*

Our borrower has owned her residence since 2000. She has very good credit and will use our loan proceeds to fund a business venture.

The city of Alhambra borders Pasadena to the south.

Per Appraiser: This property offers 1,998 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a detached 2-car garage on a 6,750 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$390,000	whole note – scheduled monthly income	\$3,698

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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