

Norwalk, CA (Los Angeles)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$240,000
Appraised Value	\$410,000
Loan-to-Value	59%
Protective Equity	\$170,000
Investor Yield	10.50%
Term	4 Years (40 due in 4)

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

Comments: *Appraisal dated January 23, 2017*

Our borrower inherited this property in 2016. She will use our loan proceeds to pay off the existing debt and make some improvements.

The current tenant is paying \$2,300/month.

The home is located directly across from Cerritos Community College.

Per Appraiser: This property offers 1,134 sq. ft. of living space featuring 3 bedrooms, 1 bath and a detached 2-car garage on a 5,150 sq. ft. corner lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$240,000	whole note – scheduled monthly income	\$2,133

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CalBRE Real Estate Broker License # 01876453 NMLS ID 254002