

Diamond Bar, CA (Los Angeles)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$310,000
Combined Loan-to-Value	64% *
Protective Equity	\$112,000 *
Investor Yield	11.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$98,000 at 6.625%

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

Comments: *Appraisal dated February 8, 2017*

Our borrower bought this property in 2003 for \$193,000. She has very good credit and will use our loan proceeds to purchase another condominium.

The current tenant is paying \$1,850/month.

Per Appraiser: This property offers 1,245 sq. ft. of living space featuring 2 bedrooms and 2 baths. The HOA fee is \$510/month and covers common areas including pool and tennis facilities.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	whole note – scheduled monthly income	\$968

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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