

Hacienda Heights, 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 | \$80,000 |
| Appraised Value | \$585,000 |
| Combined Loan-to-Value | 60% * |
| Protective Equity | \$234,000 * |
| Investor Yield | 11.50% |
| Term | 3 Years (40 due in 3) |

* 1st mortgage \$271,000 at 3.375%

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

Comments: Appraisal dated February 21, 2017

Our borrowers bought this property in 2015 through a short sale and have since completed a full remodel. They both are local realtors and have good credit. The loan proceeds will be used to purchase another rental.

Per Appraiser: This property offers 1,398 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,184 sq. ft. lot.

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

Examples of investor returns —

| | | |
|----------|---|-------|
| \$50,000 | partial interest – scheduled monthly income | \$484 |
| \$80,000 | whole note – scheduled monthly income | \$775 |

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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