

San Gabriel, CA (Los Angeles)

Refinance Rental Unit

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$445,000
Loan-to-Value	45%
Protective Equity	\$245,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated March 16, 2016*

Our borrower purchased this unit in 1999 and owns it free and clear. She has good credit and will use our loan proceeds to buy another townhouse in the same development.

A long term tenant just moved out. He paid \$1,975/month.

Per Appraiser: This property offers 1,368 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 1-car garage. The HOA fee is \$175/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$200,000	whole note – scheduled monthly income	\$1,543

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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