

Sierra Madre, 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	\$510,000
Appraised Value	\$1,250,000
Loan-to-Value	41%
Protective Equity	\$740,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated May 24, 2017

Our borrowers bought this property in 1990. He has good credit and stable employment. The loan proceeds will be used to pay off the current mortgage and make improvements to the property.

Per Appraiser: This property offers 2,648 sq. ft. of living space featuring 4 bedrooms, 3 baths and a detached 3-car garage on a 9,886 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$510,000	whole note – scheduled monthly income	\$4,032

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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