

Pico Rivera, CA (Los Angeles)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$450,000
Combined Loan-to-Value	69% *
Protective Equity	\$141,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$109,000 at 3.875%

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

Comments: *Appraisal dated July 15, 2017*

Our borrower bought this property in 2011.
She has good credit and stable employment.
The loan proceeds will be used to fund a real estate investment.

Per Appraiser: This property offers 1,536 sq. ft. of living space featuring
4 bedrooms, 2 baths and a 2-car garage on an 11,500 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$200,000	whole note – scheduled monthly income	\$1,856

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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