

Pasadena, CA (Los Angeles County)
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	\$120,000
Appraised Value	\$1,035,000
Combined Loan-to-Value	56% *
Protective Equity	\$452,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$463,000 at 4.75%

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

Comments: *Appraisal dated August 18, 2017*

Our borrowers bought this property in 2015 for \$930,000. They have very good credit and stable employment. The loan proceeds will fund a business venture.

Per Appraiser: This property offers 1,571 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 2-car garage on a 12,309 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
\$120,000	whole note – scheduled monthly income	\$1,114

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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