

Hollywood Hills, CA (Los Angeles County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$300,000
Appraised Value	\$1,450,000
Combined Loan-to-Value	53% *
Protective Equity	\$679,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$471,000 at 4.50%

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

Comments: *Appraisal dated September 12, 2017*

Our borrower has owned this property since 1998. He has perfect credit and stable employment. The net loan proceeds will be used for another real estate investment.

The current tenant is paying \$4,400/month.

Per Appraiser: This property offers 1,815 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 6,436 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
\$300,000	whole note – scheduled monthly income	\$2,785

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CalBRE Real Estate Broker License # 01876453 NMLS ID 254002