

Long Beach, CA (Los Angeles County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$450,000
Loan-to-Value	22%
Protective Equity	\$350,000
Investor Yield	9.50%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated November 3, 2017

Our borrower inherited this property in 2014. He has good credit and will use our loan proceeds to buy out family members.

The current tenant is paying \$2,000/month.

Per Appraiser: This property offers 1,735 sq. ft. of living space featuring 2 bedrooms, 1 bath, a 700 sq. ft. guest house and a detached 2-car garage on a 5,743 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	whole note – scheduled monthly income	\$810

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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