

Los Angeles, CA (Crenshaw District)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|-------------------|-----------------------|
| Property Type | Single Family |
| Occupancy | Non-Owner |
| Purpose | Business |
| Loan Amount | \$350,000 |
| Appraised Value | \$695,000 |
| Loan-to-Value | 50% |
| Protective Equity | \$345,000 |
| Investor Yield | 8.75% |
| Term | 3 Years (40 due in 3) |

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

Comments: Appraisal dated December 7, 2017

Our borrower inherited this property in 2013 and owns it free and clear. She has good credit and will use the loan proceeds to purchase another investment property.

The current tenant is paying \$3,000/month.

Per Appraiser: This property offers 2,404 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and a detached 2-car garage on a 6,232 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$376 |
| \$100,000 | partial interest – scheduled monthly income | \$752 |
| \$350,000 | whole note – scheduled monthly income | \$2,633 |

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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