

San Gabriel, 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	\$150,000
Appraised Value	\$900,000
Combined Loan-to-Value	58% *
Protective Equity	\$381,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$369,000 at 3.75%

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

Comments: *Appraisal dated January 9, 2018*

Our borrowers bought this property in 1997.
They have good credit and stable employment.
The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 1,801 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,586 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
\$150,000	whole note – scheduled monthly income	\$1,392

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™