

Long Beach, CA (Los Angeles County)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$130,000
Appraised Value	\$245,000
Loan-to-Value	53%
Protective Equity	\$115,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated December 23, 2017*

Our borrower is buying this property through a standard sale transaction for the appraised value. She has good credit and a proven track record with Capital Benefit.

The current owner bought the home in 2009 for \$129,000.

Similar properties rent for about \$1,800/month (zillow.com)

Per Appraisal: This property offers 714 sq. ft. of living space featuring 1 bedroom, 1 bath and 1 covered parking spot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$130,000	whole note – scheduled monthly income	\$1,104

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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