

Glendale (Los Angeles County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$180,000
Appraised Value	\$430,000
Loan-to-Value	42%
Protective Equity	\$250,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated February 28, 2018*

Our borrower has owned this unit since 1990. She has good credit and stable employment. The net loan proceeds will be used to upgrade the property.

The current tenant pays \$2,000/month.

Per Appraiser: This property offers 1,912 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 2-car garage on a 3,920 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$180,000	whole note – scheduled monthly income	\$1,423

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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