

Cerritos (Los Angeles County)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$500,000
Appraised Value	\$835,000
Loan-to-Value	60%
Protective Equity	\$335,000
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 March 14, 2018*

Our borrower inherited this property two years ago.
She will use the loan proceeds to purchase an existing business.

Per Appraiser: This property offers 2,096 sq. ft. of living space featuring
4 bedrooms, 3 ½ baths and a 3-car garage on a 5,192 sq. ft. lot.

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
\$500,000	whole note – scheduled monthly income	\$4,246

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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