

Los Angeles (Baldwin Hills neighborhood)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$230,000
Appraised Value	\$950,000
Combined Loan-to-Value	65% *
Protective Equity	\$334,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$386,000 at 3.75%

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

Comments: *Appraisal dated April 5, 2018*

Our borrower bought this property in 2004. She has very good credit. The net loan proceeds will be used to buy another rental property.

The current tenant is paying \$3,850/month.

Per Appraiser: This property offers 1,740 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 5,575 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
\$250,000	whole note – scheduled monthly income	\$2,135

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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