

El Segundo (Los Angeles County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$1,100,000
Combined Loan-to-Value	69% *
Protective Equity	\$342,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$608,000 at 3.75%

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

Comments: *Appraisal dated May 11, 2018*

Our borrower bought this property in 2003. She has excellent credit and stable employment. The loan proceeds will be used to fund a business venture.

The current tenant is paying \$4,000/month.

Per Appraiser: This property offers 892 sq. ft. of living space featuring 3 bedrooms, 1 bath, a detached 180 sq. ft. studio and a 1-car garage on a 5,681 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.



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