

Los Angeles (Mid-Wilshire)

Refinance Duplex

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	2-on-1 Lot
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$125,000
Appraised Value	\$1,325,000
Combined Loan-to-Value	53% *
Protective Equity	\$615,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$585,000 at 4.00%

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

Comments: *Appraisal dated June 2, 2018*

Our borrower has owned this property since 2007. She has very good credit and stable employment. The loan proceeds will be used to buy a rental property.

Per Appraiser: This property consists of
Building 1: 4 bedrooms, 4 baths, 2,256 sq. ft.
Building 2: 2 bedrooms, 2 baths, 712 sq. ft.
2 car garage
Lot size 5,959 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$125,000	whole note – scheduled monthly income	\$1,160

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CalBRE Real Estate Broker License # 01876453 NMLS ID 254002