

Long Beach (Los Angeles County)

Refinance Rental Duplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	2-on-1 Lot
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$550,000
Appraised Value	\$850,000
Loan-to-Value	65%
Protective Equity	\$300,000
Investor Yield	9.75%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated May 5, 2018*

Our borrower has owned this property since 2003
He has good credit and will use the net loan proceeds
to make improvements.

The property generates 4,800/month in rental income.

Per Appraiser: This property consists of:
Unit 1: 3 bedrooms, 1 ½ baths, 1,196 sq. ft. living space
Unit 2: 2 bedrooms, 1 bath, 1,188 sq. ft. living space
Detached 2 car garage.
Lot size is 4,072 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$830
\$550,000	whole note – scheduled monthly income	\$4,563

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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