

**Los Angeles-West Adams (Los Angeles County)**  
**Refinance Residence for Business Purpose**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$400,000</b>
Appraised Value	<b>\$750,000</b>
Loan-to-Value	<b>53%</b>
Protective Equity	<b>\$350,000</b>
Investor Yield	<b>9.50%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated June 28, 2018*

Our borrower recently inherited this property. She must now pay off the existing mortgage and will use net loan proceeds to develop an investment property.

Per Appraiser: This property offers 1,138 sq. ft. of living space featuring 2 bedrooms, 2 baths and a detached 2-car garage on a 5,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$400,000	whole note – scheduled monthly income	\$3,240

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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