

Downey (Los Angeles County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$270,000
Appraised Value	\$645,000
Loan-to-Value	42%
Protective Equity	\$375,000
Investor Yield	9.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated July 14, 2018*

Our borrower has owned this home since 2004. He has good credit and will use the net loan proceeds to buy an income property.

The current tenant pays \$2,800/month.

Per Appraiser: This property offers 1,482 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car carport on a 8,066 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$270,000	whole note – scheduled monthly income	\$2,083

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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