

Long Beach (Los Angeles County)
Refinance Duplex Business Purpose
2nd Trust Deed Investment



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Executive Summary



Property Type	Duplex
Occupancy	Owner / Renter
Purpose	Business
Loan Amount	\$105,000
Appraised Value	\$700,000
Combined Loan-to-Value	58% *
Protective Equity	\$295,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$300,000 at 3.875%

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

Comments: *Appraisal dated July 20, 2018*

Our borrowers have owned this home since 2010. They have very good credit and stable employment. The net loan proceeds will be used for business equipment.

One unit is owner occupied, the other rented for \$1,895/month.

Per Appraiser: This property offers 2 units, each featuring 1,192 sq. ft. of living space, 2 bedrooms, 1 bath. Detached 2-car garage. Lot size 6,747 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$105,000	whole note – scheduled monthly income	\$975

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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