

Carson (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	\$450,000
Appraised Value	\$645,000
Loan-to-Value	70%
Protective Equity	\$195,000
Investor Yield	10.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 9, 2018*

Our borrower inherited this property and will use the loan proceeds to pay off all debts incurred by the previous owner. She has good credit and stable employment.

The current tenant pays \$3,500/month.

Per Appraiser: This property offers 2,022 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, pool and a 2-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$450,000	whole note – scheduled monthly income	\$3,910

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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