

Los Angeles – View Park Neighborhood

Refinance Rental Unit

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$260,000
Appraised Value	\$400,000
Loan-to-Value	65%
Protective Equity	\$140,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated July 13, 2018*

Our borrower has owned this unit for 12 years. She will use the loan proceeds to pay off the current loan and remodel the unit.

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

Per Appraiser: This property offers 1,562 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and 2 covered parking spots. The HOA fee is \$380/month which includes security, pool and other common areas.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$260,000	whole note – scheduled monthly income	\$2,208

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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