

North Hollywood (Los Angeles County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$250,000
Appraised Value	\$690,000
Loan-to-Value	36%
Protective Equity	\$440,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 27, 2018*

Our borrower has owned this rental property for over 20 years. He has good credit and stable employment. The net loan proceeds will be used to buy an income property.

The current tenant pays \$3,000/month.

Per Appraiser: This property offers 1,488 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and a 1-car garage on a 7,222 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
\$250,000	whole note – scheduled monthly income	\$1,928

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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