

Compton (Los Angeles County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$85,000
Appraised Value	\$410,000
Combined Loan-to-Value	70% *
Protective Equity	\$124,000 *
Investor Yield	12.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$201,000 at 4.625%

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

Comments: *Appraisal dated November 6, 2018*

Our borrower has owned this home since 2007. She has good credit and stable employment. The loan proceeds will be used to remodel the subject property.

The current tenant is paying \$2,500/month.

Per Appraiser: This property offers 708 sq. ft. of living space featuring 2 bedrooms and 1 bath on a 8,940 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$85,000	whole note – scheduled monthly income	\$892

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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