

Los Angeles (Mid-City)
Refinance Rental Property
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Triplex
Occupancy	Non-Owner/Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$1,300,000
Combined Loan-to-Value	60% *
Protective Equity	\$524,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$576,000 at 4.375%

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

Comments: *Appraisal dated November 23, 2018*

Our borrower bought this property in 2015 and remodeled all units. He has good credit and stable employment. The loan proceeds will be used to buy a rental property.

The owner occupies one unit.
 The other units generate \$4,500/month.

Per Appraiser:
 Unit A: 875 sq. ft. of living space, 2 bedrooms, 1 bath
 Unit B: 875 sq. ft. of living space, 2 bedrooms, 1 bath
 Unit C: 1,082 sq. ft. of living space, 1 bedroom, 2 baths
 1 garage on 6,724 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$200,000	whole note – scheduled monthly income	\$1,625

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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