

Inglewood (Los Angeles County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$130,000
Appraised Value	\$450,000
Combined Loan-to-Value	68% *
Protective Equity	\$147,000 *
Investor Yield	11.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$173,000 at 4.50%

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

Comments: *Appraisal dated November 29, 2018*

Our borrower has owned this home since 1987. She has perfect credit and stable employment. The loan proceeds will be used to buy a rental property.

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

Per Appraiser: This property offers 1,069 sq. ft. of living space featuring 2 bedrooms, 2 baths and 1 covered parking spot. The HOA fees is \$375/month which includes guard-gated security, pool and tennis courts.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$130,000	whole note – scheduled monthly income	\$1,259

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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