

**Hollywood Hills (Los Angeles County)**

**Refinance Rental Duplex**

**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Duplex</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$210,000</b>
Appraised Value	<b>\$1,400,000</b>
Combined Loan-to-Value	<b>69%</b> *
Protective Equity	<b>\$433,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$757,000 at 3.875%

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

**Comments:** *Appraisal dated December 10, 2018*

Our borrower bought this investment property in 2016 for \$990,000. He has perfect credit and stable employment. The loan proceeds will be used for real estate investments.

Per Appraiser: This property offers:  
Unit A: 3 bedrooms, 3 ½ baths, 1,953 sq. ft. @ \$7,000/month  
Unit B: Studio, 240 sq. ft. @ \$1,600/month  
1 car garage, lot size 2,711 sq. ft.

**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
\$210,000	whole note – scheduled monthly income	\$1,949

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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