

Los Angeles (Mt. Washington Neighborhood)

Refinance Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$120,000
Land Value	\$520,000
Loan-to-Value	23%
Protective Equity	\$400,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 22, 2018

The current tenant did substantial damage to the property. Our borrower owns this property free and clear and will use the loan proceeds to rehab the home.

Per Appraiser:

The appraised value is \$645,000.

The appraiser valued the land at \$520,000.

This property offers 1,161 sq. ft. of living space featuring 2 bedrooms, 1 bath and a detached 2-car garage on a 6,251 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$120,000	whole note – scheduled monthly income	\$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

Available to California investors or all qualified investors.



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