

Covina (Los Angeles County)
Refinance Investment Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$280,000
Appraised Value	\$2,000,000
Combined Loan-to-Value	70% *
Protective Equity	\$600,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$1,120,000 at 9.99%

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

Comments: *Appraisal dated November 1, 2018*

Our borrower bought this home in 2017 and just completed a ground-up remodel. He has perfect credit and will use the loan proceeds for another real estate investment.

Per Appraiser: This property offers 2,742 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 4-car garage on 1.72 acres.

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
\$280,000	whole note – scheduled monthly income	\$2,599

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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