

Los Angeles (Lincoln Heights Neighborhood)

Purchase of Rental Fourplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Fourplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$295,000
Appraised Value	\$965,000
Loan-to-Value	36% *
Protective Equity	\$520,000 *
Investor Yield	9.25%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$815,000

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

Comments: Appraisal dated February 4, 2019

Our borrower is buying this property from his parents for \$150,000 less than the appraised value. He has good credit and stable employment.

Total rental income is \$6,000/month.

Per Appraisal: This property offers 4 units: each 792 sq. ft. of living space with 2 bedrooms and 1 bath. The lot size is 5,563 sq. ft.

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
\$295,000	whole note – scheduled monthly income	\$2,332

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.

